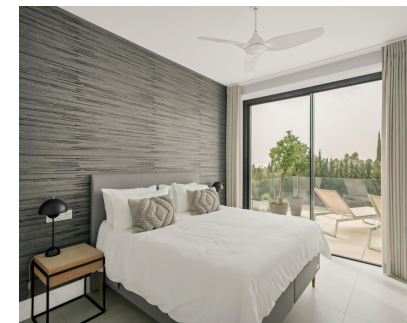


Продажа - Апартамент - La Quinta
799.000€

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Ref.-ID: MIBGR5449531

La Quinta

Апартамент

Коммунальные: 4,380 EUR / год

ИБИ: 475 EUR / год

Мусор: 36 EUR / год



2



2



113 m2

Ready to move into. Fully furnished and exquisitely presented, exactly as shown in the photographs. Some homes impress at first sight. Others quietly become the place you never want to leave. Set within the exclusive Aqualina Residences in the prestigious enclave of La Quinta, Benahavís, this exceptional apartment is far more than a beautifully designed property—it is an invitation to embrace a slower, more refined Mediterranean lifestyle. Here, luxury is not defined by excess, but by the effortless comfort of everyday living. From the moment you step inside, natural light flows through generous open spaces, while floor-to-ceiling glass doors blur the line between indoors and outdoors. Every room has been designed to maximise light, privacy and the seamless connection with the expansive terraces that surround the home. Whether enjoying breakfast in the morning sun, entertaining friends over dinner or simply unwinding with a glass of wine as the day comes to an end, the outdoor living spaces become a natural extension of the apartment itself. The contemporary open-plan living area has been thoughtfully designed to combine elegance and functionality, flowing naturally into a fully equipped designer kitchen featuring premium appliances and sophisticated finishes throughout. Both bedrooms have been conceived as private suites where comfort takes centre stage. The principal suite enjoys direct access to the terrace and an elegant en-suite bathroom, creating a peaceful retreat that begins every morning with natural light and complete tranquillity. Adding to this exceptional level of comfort, all curtains, bedroom blackout blinds and exterior solar screens are electrically operated and controlled remotely, allowing light, shade and privacy to be adjusted effortlessly at the touch of a button. Throughout the apartment, premium materials, carefully selected textures and timeless contemporary architecture create an atmosphere of understated sophistication. One of the property's greatest advantages is that it is offered fully furnished and equipped, exactly as presented in the photography. Every carefully selected piece of furniture, decorative element and fitting has been chosen to complement the architecture and create a harmonious living environment, allowing the future owner to arrive with nothing more than a suitcase and immediately begin enjoying their new home. Designed for year-round comfort, the apartment also benefits from: Underfloor heating throughout Integrated hot & cold air conditioning Private underground parking space with electric vehicle charging point Private storage room Beyond the apartment itself, Aqualina Residences offers an exceptional lifestyle reserved for a privileged few. Beautifully landscaped Mediterranean gardens surround two elegant outdoor swimming pools, while residents also enjoy exclusive access to a fully equipped gymnasium and a luxurious wellness spa, creating an environment designed for relaxation, health and wellbeing throughout the year. The gated community offers privacy, security and impeccable maintenance, providing complete peace of mind whether the property is enjoyed as a permanent residence or an exclusive second home. Its privileged location places you just minutes from La Quinta Golf, several of the Costa del Sol's finest golf courses, Puerto Banús, Marbella, outstanding restaurants, international schools, luxury shopping and some of Southern Europe's finest beaches. Yet despite having everything close at hand, returning home always feels like leaving the world behind. Property Highlights: 2 spacious bedrooms 2 elegant bathrooms (1 en-suite) 113 m2 of beautifully designed interior living space 43 m2 of expansive private terraces Sold fully furnished and equipped Open-plan living and dining area Designer kitchen with premium appliances Floor-to-ceiling windows throughout Underfloor heating Integrated hot & cold air conditioning Electric curtains, blackout blinds and exterior solar screens with remote control Private underground parking space with EV charging point Private storage room Exclusive Community Features: Prestigious gated community Two outdoor swimming pools Luxury residents' spa Fully equipped fitness centre Beautiful Mediterranean gardens Peaceful natural surroundings Minutes from La Quinta Golf, Puerto Banús and Marbella Location: La Quinta Golf – 5 minutes Puerto Banús – 10 minutes Marbella Town Centre – 15 minutes Blue Flag beaches – 10 minutes Málaga International Airport – 45 minutes Estimated Buyer's Costs The purchase is subject to Transfer Tax (ITP) under Law 5/2021 on Transferred Taxes, with a maximum general rate of 7%. The taxable base will be the higher of the declared purchase price and the Cadastral Reference Value (Article 10 of the TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the public deed and registration with the Land Registry are regulated by official fee schedules (Royal Decrees 1426/1989 and 1427/1989, respectively). An indicative estimate is €500–€2,000 for notarial fees and €250–€1,500 for Land Registry fees. Gestoría / administrative services (if voluntarily engaged; fees are freely agreed): estimated at €300–€500. The Municipal Capital Gains Tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Estimated total buyer's costs: €878,900. This estimate is indicative and is provided in accordance with Article 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. The agency/intermediary fees are payable by the seller. AGB

ОРИЕНТАЦИЯ

✓ Юг

Состояние

✓ Хорошее

бассейн

✓ Общий

Климат-контроль

✓ Кондиционер
✓ Центральное отопление

ВИД

✓ Бассейн

Особенности

✓ Встроенные шкафы
✓ Приватная терраса
✓ Мраморные полы
✓ Барбекю

Мебель

✓ Полностью меблированный

Кухня

✓ Полностью оборудованная

Парковка

✓ Подземная
✓ Гараж

Коммунальные услуги

✓ Электричество
✓ Питьевая вода
✓ Телефон

Категория

✓ Гольф
✓ Дома для отдыха
✓ Элитная