

Marbella

Apartment / Apartamento

€555,000

Ref: X22683



2



2



160 m²



✓



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Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€555,000 (£480,408)
Transfer tax 7%	€38,850 (£33,629)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,298)

Standard form of payment

Reservation deposit	€3,000 (£2,597)
Remainder of deposit to 10%	€52,500 (£45,444)
Final Payment of 90% on completion	€499,500 (£432,367)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

Welcome to your elegant escape in one of Marbella's most coveted neighbourhoods — a beautifully appointed middle-floor apartment in Nueva Andalucía, offering a seamless blend of modern design, comfort, and upscale amenities. This spacious 2 bedroom, 2 bathroom residence is a refined sanctuary perfect for both year-round living and luxurious holiday retreats.

Step inside and experience the flow of a thoughtfully designed open-plan living and dining area, where contemporary finishes and clean architectural lines create a sense of calm and space. The expansive sliding glass doors flood the interior with natural light and open effortlessly onto a generously sized private terrace—a serene setting for alfresco dining, lounging, or simply enjoying the panoramic south-facing views of the sea, pool, and lush communal gardens.

The kitchen is both stylish and functional, featuring a sleek, open-plan layout with abundant storage, premium appliances, and a spacious adjacent laundry room, offering day-to-day practicality without compromising on elegance.

The master suite is a true retreat, complete with a modern ensuite bathroom and direct access to the terrace through large sliding doors—allowing morning sunlight and coastal breezes to set the tone for the day. The second bedroom is equally well-proportioned, perfect for guests, family, or even a stylish home office.

Enjoy the benefits of a well-maintained community featuring a lush garden area and sparkling communal pool, ideal for relaxing or socialising. A private garage space provides security and convenience.

Located within walking distance to a wide array of amenities, including shops, cafés, and essential services, and just 5 minutes from the vibrant lifestyle of Puerto Banús—with its exclusive marina, designer boutiques, gourmet restaurants, and lively nightlife—this property offers an exceptional lifestyle in one of the Costa del Sol's most desirable areas.

Whether you're seeking a tranquil home base or a stylish pied-à-terre close to the action, this apartment delivers the perfect blend of luxury, location, and lifestyle.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible