

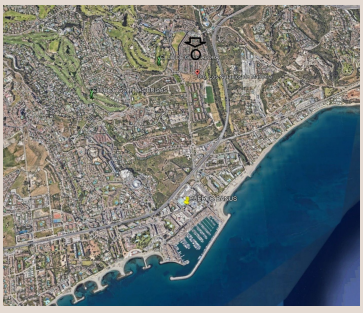
MARBELLA

320,000 €

REFERENCE R5293315

Exclusive Andalusian Elegance in Los Naranjos de Marbella: Your Luxury Oasis Near Puerto Banús

1	1	91 m²
BEDROOMS	BATHROOMS	BUILT













Description

Nestled in the prestigious Los Naranjos de Marbella, a jewel of Southern Spain's sun-drenched Costa del Sol, this meticulously renovated apartment offers an exquisite fusion of traditional Andalusian charm with modern comfort. An unparalleled opportunity for discerning international buyers, its enviable location just minutes from the vibrant luxury of Puerto Banús, world-class golf courses, and pristine beaches, establishes it as the ultimate sanctuary for those seeking the coveted Marbella lifestyle, perfectly aligned with Luxury Realty's standards.

■■ **Sun & Light:** Experience quintessential Marbella sunshine with this apartment's highly sought-after West orientation. Designed to capture abundant natural light, it is bathed in a warm glow, culminating in spectacular afternoon sun. The expansive 13m² glass-curtained terrace transforms into a versatile, year-round living space—perfect for al fresco dining or a cozy 'winter garden.' This seamless indoor-outdoor flow creates an atmosphere of spaciousness and tranquility.

■ **Convenience & Accessibility:** Designed for effortless living, this residence boasts accessibility. Situated at street level with no architectural barriers, it offers unparalleled ease of access, ideal for retirees or anyone desiring an unhindered lifestyle. This property integrates within an urbanization featuring its own private supermarket and charming restaurants. This thoughtful amenity allows residents to enjoy a convenient lifestyle, reducing car reliance for daily needs, embodying Marbella's relaxed pace.

■ **Turnkey Ready:** This exquisite apartment is offered in impeccable, 'turnkey' condition, requiring nothing more than your personal belongings. Recently subjected to a comprehensive renovation, every detail has been meticulously considered. Sold fully furnished with tasteful, modern decor, from the state-of-the-art fully equipped kitchen with premium appliances to the inviting warmth of the cozy fireplace, everything is in place for immediate enjoyment. A rare opportunity to step into a refined home without renovation hassles.

■ **Prime Location:** Nestled within a secure, gated community, this property promises both privacy and prestige. Residents benefit from access to beautifully manicured mature gardens, a refreshing communal swimming pool, and dedicated on-street parking within the urbanization. The strategic location places you moments away from renowned golf courses, prestigious international schools, and the vibrant amenities of this illustrious region. With swift access to golden beaches, upscale boutiques, and gourmet dining of Puerto Banús and Marbella's Golden Mile, this apartment is a gateway to the very best of the Costa del Sol.

This is an exceptionally rare opportunity to acquire a fully renovated property of outstanding quality and comfort in Los Naranjos de Marbella, one of the most sought-after and exclusive residential areas on the Costa del Sol. For the international buyer seeking luxury, convenience, and an authentic Marbella experience, this apartment represents a perfect investment and a dream home.

Please note the estimated expenses to be borne by the buyer for this transaction: The purchase is subject to Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the public deed and registration in the Land Registry are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). An indicative estimate is between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative services (if contracted voluntarily, fees are negotiable): Estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is the responsibility of the seller (Art. 104 TRLRHL). Total estimated cost to the buyer: €440,000. This estimate is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. The brokerage fees are the responsibility of the seller.

Details

Reference	R5293315	Property Type	Apartment

Status	Sale	Price	320,000 €
Bedrooms	1	Bathrooms	1
Build size	91 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Pool, Air conditioning, Private garden, Alarm system