

MARBELLA

235,000 €

REFERENCE R5473549

Discover Coastal Elegance: A Fully Renovated Retreat in Marbesa-Elviria, Marbella

1	1	63 m²
BEDROOMS	BATHROOMS	BUILT













Description

Welcome to an exceptional opportunity to own a piece of paradise on Spain's coveted Costa del Sol. Luxury Realty is proud to present this meticulously renovated apartment, perfectly situated in the prestigious Marbesa-Elviria area of Marbella. Nestled in the sun-drenched south of Spain, this property offers an unparalleled blend of modern comfort, convenience, and a prime location just a stone's throw from the glistening Mediterranean Sea. Ideal for those seeking a sophisticated primary residence, a luxurious holiday home, or a sound investment in one of Europe's most desirable destinations, this apartment embodies the quintessential Marbella lifestyle.

An Exquisite Living Space by the Sea

Step into a world where modern design meets coastal charm. This elegant apartment spans a comfortable 63.35 m² and is thoughtfully designed to maximize space and natural light. It features a beautifully appointed bedroom, offering a serene sanctuary for relaxation. The true jewel of this home is its inviting terrace, a private outdoor haven perfect for enjoying morning coffee, al fresco dining, or simply soaking in the tranquil ambiance of your surroundings. Located on the first floor of the well-regarded Coronado Building, residents benefit from easy access and a pleasant outlook.

Every inch of this apartment has been subject to a comprehensive, high-quality renovation, ensuring a truly turnkey experience. From the foundational elements to the finest finishes, no detail has been overlooked. This extensive refurbishment includes a completely new electrical installation and plumbing system, guaranteeing peace of mind and modern efficiency. The structural works have been expertly executed, providing a solid and aesthetically pleasing foundation. Both the bathroom and kitchen have been transformed into contemporary masterpieces, featuring premium fixtures, sleek cabinetry, and state-of-the-art appliances that cater to discerning tastes. The result is a fresh, modern, and utterly inviting living space ready for immediate enjoyment.

Unrivalled Amenities and Community Living

The Coronado Building elevates everyday living with its impressive array of communal facilities, designed to enhance comfort, convenience, and leisure. Residents have exclusive access to a refreshing swimming pool, set amidst beautifully manicured gardens, providing a tranquil oasis for relaxation and sunbathing under the Spanish sun. The convenience of a dedicated concierge service ensures seamless living, offering assistance and enhancing security for all residents. Accessibility is further guaranteed with a modern lift, providing effortless movement throughout the building.

Further enhancing the resident experience, the building provides communal hot water, contributing to efficiency and comfort. For vehicle owners, a large communal parking area offers ample and secure space, a significant advantage in this sought-after coastal region. These thoughtful amenities foster a sense of community and provide a resort-like atmosphere, making every day feel like a vacation. The building's meticulous upkeep and services underscore a commitment to quality living, aligning perfectly with the luxury standards expected in Marbella.

Marbella's Finest: Location, Lifestyle, and Local Conveniences

The apartment's location in Marbesa-Elviria is one of its most compelling attributes. Just approximately 350 meters from the sparkling Mediterranean Sea, residents can enjoy leisurely strolls along the beach, invigorating swims, and the captivating sound of the waves within minutes of leaving their home. Marbesa-Elviria itself is a highly desirable residential area within Marbella, known for its peaceful environment, beautiful beaches, and lush pine forests. It offers the perfect balance between tranquility and accessibility to vibrant urban life.

Marbella, a world-renowned destination in the south of Spain, is synonymous with luxury, glamour, and an enviable Mediterranean lifestyle. From designer boutiques and Michelin-starred restaurants to championship golf courses and exclusive beach clubs, Marbella offers an abundance of leisure and entertainment options. The area surrounding the Coronado Building is well-serviced, with a variety of restaurants catering to all tastes, a convenient supermarket for daily needs, and other essential services all within easy reach. This perfect blend of natural beauty, sophisticated amenities, and local conveniences makes this

location truly exceptional, promising a lifestyle of comfort and elegance.

A Smart Investment with Clear Terms

This property is sold partially furnished, providing a solid foundation for immediate occupancy while allowing new owners the flexibility to infuse their personal style and complete the decor to their taste. The availability of financing offers a practical pathway to ownership for qualified buyers. It is important to note that short-term rentals are not permitted within the Coronado Building. This policy ensures a peaceful and stable residential environment, making it ideal for those seeking a long-term home or a tranquil holiday retreat rather than an investment solely focused on transient rental income.

Transparency is key to a smooth acquisition. The indicated price for this exceptional apartment does not include taxes or any expenses arising directly from the purchase process. The acquisition of this property will be subject to the applicable Property Transfer Tax (ITP), which in Andalusia is 7%. Additionally, buyers will be responsible for the corresponding notary fees and Land Registry fees, which are standard for property transactions in Spain. Luxury Realty is committed to providing clarity on all aspects of your investment.

For this specific property, the estimated additional costs are detailed as follows (these amounts are approximate and may vary depending on the specific circumstances of the transaction):

- Property Transfer Tax (7% of purchase price): €16,450
- Notary fees: estimated between €1,101 and €1,835
- Land Registry fees: estimated between €367 and €1,101

A significant advantage for prospective buyers is that the purchase of this property does not involve any real estate agency fees for the buyer, representing a considerable saving. This direct approach ensures a straightforward and cost-effective acquisition. We invite you to experience the allure of Marbesa-Elviria and discover your dream home on the Costa del Sol.

Details

Reference	R5473549	Property Type	Apartment
Status	Sale	Price	235,000 €
Bedrooms	1	Bathrooms	1
Build size	63 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Pool, Private garden, Lift, Parking, Beachfront, Investment