+34 610 31 79 42 info@estepona-invest.es

House ■ Marbella ■■■■■■■■■■■: R5047948

■■■■■■■■: 3 ■■■■■■■: 3 M²: 379 ■■■■: 990 000 €

■■■■■■■: ■■■■■■■■ ■■■: House ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:Exquisite Villa in El Rosario: Exclusivity, Privacy and Andalusian Charm Located in the prestigious enclave of El Rosario, this exceptional villa is a refined sanctuary that beautifully merges timeless Andalusian character with contemporary elegance. With three spacious bedrooms and the possibility to add a guest house, it offers the perfect balance of comfort, charm and versatility. Set on an elevated plot of almost 1,300 square metres, the property enjoys sweeping panoramic views across verdant landscapes, the sparkling Mediterranean Sea and the tranquillity of the surrounding mountains. Its privileged position at the end of a quiet cul-de-sac ensures complete peace and privacy. Furthermore, the villa is just 7 minutes from the nearest beach and conveniently close to a superb selection of restaurants, golf courses, and tennis clubs – allowing residents to fully embrace the sophisticated and active lifestyle of the Costa del Sol. Recently renovated and presented in impeccable condition, the villa showcases outstanding build quality and premium finishes throughout. It retains the warmth and authenticity of Andalusian architecture, enriched with modern touches that enhance its sophistication and livability. The images included in the listing feature both current photographs of the property and digitally staged versions. These offer a clear vision of the home's potential with proposed enhancements to the outdoor spaces. The generous grounds present multiple opportunities for customisation. There is ample space for the construction of a swimming pool and professionally landscaped gardens. In addition, the design allows for the creation of an outdoor entertaining area with a pergola, summer kitchen and bar. This space would also be ideal for building a guest bungalow, further enhancing the lifestyle and investment appeal. The current asking price reflects the property's existing condition, already positioned below market value. With the proposed improvements in place, the value of the villa is expected to appreciate significantly. This makes it not only a stunning permanent residence or second home, but also a highly attractive proposition for discerning investors. A rare opportunity to acquire an exclusive property of distinction in one of Marbella's most sought-after residential areas. Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser's personal circumstances.The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees.Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law).Total estimated cost for the purchaser: 1.089.000€.This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser.Estate agency fees are payable by the seller. ERE

■■■■■■■■■■■■:

■■■■■■■, None, Alarm system