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

■■■■■■■■ ■ Puerto Banús

■■■■■■■■■■: R5147056

■■■■■■■: 3 ■■■■■■: 3 M²: 221 ■■■■: 5 950 000 €

■■■■■■: ■■■■■■■■ ■■■: ■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■

■■■■■■■■:In the heart of Puerto Banús, within the prestigious residential complex Los Granados, stands this spectacular duplex penthouse, an exceptional property that redefines seafront luxury. From its privileged beachfront location, this home offers a visual and sensory experience that is hard to match: endless views of the deep blue Mediterranean, Marbella's golden beach, and the majestic silhouette of La Concha, a living postcard that changes with the light throughout the day With an ideal south-facing orientation and a generous space spread over two levels, this penthouse perfectly blends elegant Mediterranean architecture with contemporary spaces designed for well-being, privacy, and absolute comfort. The residence has been designed so that every corner breathes natural light and opens to the outdoors: spacious rooms connected to wraparound terraces that invite you to enjoy the privileged climate of the Costa del Sol all year round. From sunny breakfasts to dinners under the stars, every moment becomes a small daily luxury. The main living room extends into a cozy outdoor chill-out area, while the modern kitchen, fully equipped with high-end appliances, connects directly to an outdoor terrace with views of La Concha. The three bedrooms, all spacious and bright, offer a serene atmosphere. Each has a spa-inspired en-suite bathroom where noble materials and meticulous details create an intimate and elegant retreat. On the upper floor, there is a spectacular solarium with a private pool, dining and lounge areas, all boasting beautiful views of the most emblematic mountain of the Costa del Sol. The penthouse is part of a gated community with 24-hour security, meticulously maintained subtropical gardens, a gym, spa, lagoon-style pool, and direct access to the beach. All this is just steps away from luxury boutiques, gourmet dining options, and the vibrant atmosphere of Puerto Banús. This property is not just a home but a statement of style, a strategic investment, and an open door to one of the most exclusive lifestyles in the Mediterranean. Estimated costs payable by the buyer: The purchase is subject to Transfer Tax (ITP) pursuant to Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher of the price stated in the title deed and the cadastral reference value (Article 10 of the Revised Text of the Transfer Tax and Stamp Duty Act – TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of the public deed before a Notary and registration at the Land Registry are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. As a general estimate, notary fees may range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative handling fees (gestoría), if voluntarily appointed, are freely agreed and are estimated to range between €300 and €500. The municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller pursuant to Article 104 of the Revised Text of the Local Finance Act (TRLRHL). Total estimated cost payable by the buyer: [XXX,XXX] (+10%) This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) of the Revised Text of the General Law for the Protection of Consumers and Users (TRLGDCU). The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller. ALA

■■■■■■■■■■■:

■■■■■■, ■■■■, None