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■■■■■■■■■■■■ ■ Marbella ■■■■■■■■■■■■: R5297890

■■■■■■■■: 2 ■■■■■■■: 2 M²: 150 ■■■■■: 1 335 000 €

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■■■■■■■■■:Exceptional fully refurbished duplex located in the prestigious Marina of Puerto Banús, offering stunning open views of the Mediterranean Sea. The property has been completely renovated to the highest standards, including brand new plumbing, electrical installations and air conditioning systems, with the use of premium quality materials and finishes throughout. The duplex is arranged over two levels. The lower floor comprises two spacious bedrooms, each with its own en suite bathroom, offering privacy and comfort. The main floor features a stylish open plan fully equipped kitchen, a bright living and dining area, and a generous terrace with panoramic open sea views. A guest toilet and air conditioning are also located on this level. Contemporary interior design combined with high end finishes creates an elegant and modern atmosphere, making this property ideal both as a permanent residence and as a premium investment opportunity. Originally consisting of two separate apartments of approximately 75 square metres each, the property has been successfully combined into one exclusive seafront duplex with an optimised interior layout. The price includes a private underground garage space. The property enjoys a prime location surrounded by luxury boutiques, renowned restaurants, the marina of Puerto Banús and all amenities, offering an exceptional lifestyle in one of the most sought after locations on the Costa del Sol. 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: 1.468.500€. 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

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