HI HOMES

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Middle Floor Apartment for sale in Nagüeles, Marbella

1,195,000 €

Reference: R5253766 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 127m^2 **Terrace:** 21m^2











Costa del Sol, Marbella

In one of the most sought-after locations on Marbella's beachfront promenade, within easy walking distance of the town centre and just a few minutes' drive from Puerto Banús, lies this elegant 2-bedroom, 2-bathroom apartment in the exclusive Marina Mariola complex – a sophisticated retreat where the Mediterranean sets the rhythm of everyday life. Its greatest luxury cannot be measured in square metres, but in sensations: from the terrace, the sound of the waves feels close enough to be part of the home itself, with pleasant lateral sea views that constantly remind you of the immediate proximity to the beach and the promenade.

The interior reflects the hallmark quality that makes Marina Mariola so special, with carefully selected finishes, air conditioning and an alarm system that provide comfort and peace of mind every day. The master bedroom, spacious and serene, features an en-suite bathroom and direct access to the terrace, inviting you to wake up each morning to the presence of the sea. The second bedroom has its own independent bathroom and offers a highly versatile space, perfect for guests or to transform into an elegant home office or workspace. The living room also opens onto the terrace, creating a smooth transition between indoors and outdoors and a welcoming atmosphere where you can relax to the sound of the waves and the sea breeze without leaving home. The price also includes two parking spaces and a storage room, an essential asset in such a prime location between Marbella centre and Puerto Banús.

Living here means enjoying amenities worthy of a high-end resort: a spectacular infinity-style pool facing the sea, a fully equipped gym, separate saunas for men and women, an interior garden designed to provide serenity and beauty, direct access to the beach and a security system that makes the complex one of the most private and prestigious enclaves in Marbella. All this in a truly exceptional location, less than five minutes from renowned venues perfect for experiencing the most exclusive gastronomy of the Golden Mile, such as the popular Cappuccino Marbella.

More than just a property, this apartment represents an exclusive Mediterranean lifestyle, with the comfort, privacy and elegance that only Marina Mariola and Marbella's Golden Mile can offer.

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: €1,314,500. 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

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Features:

Features	Orientation	Climate Control
Covered Terrace	West	Central Heating
Lift		
Wood Flooring		
Views	**Pool**	**Furniture**
Sea	Communal	Fully Furnished
Kitchen	**Security**	**Parking**
Fully Fitted	Alarm System	Garage
Utilities	**CO2 Emission Rating**	**Energy Rating**
Drinkable Water	E	E