HI HOMES

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Ground Floor Apartment for sale in Marbella, Marbella

749,000 €

Reference: R5423089 **Bedrooms:** 3 **Bathrooms:** 2 **Build Size:** 169m^2











Costa del Sol, Marbella

Stunning Ground Floor Apartment in Alminar de Marbella, Nueva Andalucía

Located in the exclusive residential area of La Cerquilla, one of the most prestigious addresses in Nueva Andalucía, this elegant ground-floor apartment is set within the renowned Alminar de Marbella I development. Nestled in the heart of the Golf Valley, it is surrounded by some of Marbella's finest golf courses, including Aloha Golf Club, Los Naranjos Golf and Real Club de Golf Las Brisas. Its privileged setting offers privacy and tranquillity while enjoying excellent connectivity to Puerto Banús, Marbella town, the beaches, restaurants, international schools, sports facilities and all essential amenities.

This magnificent home stands out for its generous living spaces and excellent layout. The bright open-plan living and dining area flows seamlessly onto a spectacular private terrace enclosed with glass curtains, creating an additional living space that can be enjoyed throughout the year. Designed for both relaxation and entertaining, this exceptional outdoor area features a comfortable lounge with television, a jacuzzi and an al fresco dining area, making it the perfect setting to enjoy every season.

The fully equipped kitchen has been thoughtfully designed for everyday convenience and includes a practical breakfast area as well as a separate utility room. The property also benefits from a modern Airzone climate control system, ensuring optimal comfort and enhanced energy efficiency throughout the home. Presented in excellent condition, it combines functionality with high standards of maintenance and comfort.

The master bedroom enjoys direct access to the terrace and features a spacious en-suite bathroom with both a bathtub and a separate shower. Two further guest bedrooms complete the accommodation and share an elegant family bathroom, with one of them also offering direct access to the main terrace. All bedrooms are fitted with built-in wardrobes, while the property additionally includes a private parking space in the underground garage and a storage room.

Alminar de Marbella is a highly sought-after gated community, renowned for its quality construction, beautifully maintained communal areas and peaceful, secure residential atmosphere. Thanks to its prime location in La Cerquilla, one of Marbella's most desirable neighbourhoods, this property represents an outstanding opportunity, whether as a permanent residence, an exclusive holiday home or a sound investment.

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 purchase: €823,900. 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.

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Features:

Features
Covered Terrace
Lift
Private Terrace
Storage Room
Marble Flooring
Wood Flooring
Jacuzzi

Orientation
East

Climate Control
Fireplace
Central Heating

Condition
Fair

Pool
Communal

Furniture
Fully Furnished

Kitchen
Fully Fitted

Garden
Private

Security
Alarm System

Parking
Garage

Utilities
Drinkable Water

CO2 Emission Rating
D

Energy Rating
D