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Middle Floor Apartment for sale in La Quinta, Marbella

789,000 €

Reference: R5449531 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 113m^2 **Terrace:** 47m^2











Costa del Sol, La Quinta

Ready to move into. Fully furnished and exquisitely presented, exactly as shown in the photographs.

Some homes impress at first sight.
Others quietly become the place you never want to leave.

Set within the exclusive Aqualina Residences in the prestigious enclave of La Quinta, Benahavís, this exceptional apartment is far more than a beautifully designed property—it is an invitation to embrace a slower, more refined Mediterranean lifestyle.
Here, luxury is not defined by excess, but by the effortless comfort of everyday living.

From the moment you step inside, natural light flows through generous open spaces, while floor-to-ceiling glass doors blur the line between indoors and outdoors. Every room has been designed to maximise light, privacy and the seamless connection with the expansive terraces that surround the home.
Whether enjoying breakfast in the morning sun, entertaining friends over dinner or simply unwinding with a glass of wine as the day comes to an end, the outdoor living spaces become a natural extension of the apartment itself.
The contemporary open-plan living area has been thoughtfully designed to combine elegance and functionality, flowing naturally into a fully equipped designer kitchen featuring premium appliances and sophisticated finishes throughout.

Both bedrooms have been conceived as private suites where comfort takes centre stage. The principal suite enjoys direct access to the terrace and an elegant en-suite bathroom, creating a peaceful retreat that begins every morning with natural light and complete tranquillity.
Adding to this exceptional level of comfort, all curtains, bedroom blackout blinds and exterior solar screens are electrically operated and controlled remotely, allowing light, shade and privacy to be adjusted effortlessly at the touch of a button.
Throughout the apartment, premium materials, carefully selected textures and timeless contemporary architecture create an atmosphere of understated sophistication.

One of the property's greatest advantages is that it is offered fully furnished and equipped, exactly as presented in the photography. Every carefully selected piece of furniture, decorative element and fitting has been chosen to complement the architecture and create a harmonious living environment, allowing the future owner to arrive with nothing more than a suitcase and immediately begin enjoying their new home.
Designed for year-round comfort, the apartment also benefits from:
Underfloor heating throughout
Integrated hot & cold air conditioning
Private underground parking space with electric vehicle charging point
Private storage room
Beyond the apartment itself, Aqualina Residences offers an exceptional lifestyle reserved for a privileged few.
Beautifully landscaped Mediterranean gardens surround two elegant outdoor swimming pools, while residents also enjoy exclusive access to a fully equipped gymnasium and a luxurious wellness spa, creating an environment designed for relaxation, health and wellbeing throughout the year.
The gated community offers privacy, security and impeccable maintenance, providing complete peace of mind whether the property is enjoyed as a permanent residence or an exclusive second home.

Its privileged location places you just minutes from La Quinta Golf, several of the Costa del Sol's finest golf courses,

Puerto Banús, Marbella, outstanding restaurants, international schools, luxury shopping and some of Southern Europe's finest beaches.
Yet despite having everything close at hand, returning home always feels like leaving the world behind.

Property Highlights:
2 spacious bedrooms
2 elegant bathrooms (1 en-suite)
113 m2 of beautifully designed interior living space
43 m2 of expansive private terraces
Sold fully furnished and equipped
Open-plan living and dining area
Designer kitchen with premium appliances
Floor-to-ceiling windows throughout
Underfloor heating
Integrated hot & cold air conditioning
Electric curtains, blackout blinds and exterior solar screens with remote control
Private underground parking space with EV charging point
Private storage room

Exclusive Community Features:
Prestigious gated community
Two outdoor swimming pools
Luxury residents' spa
Fully equipped fitness centre
Beautiful Mediterranean gardens
Peaceful natural surroundings
Minutes from La Quinta Golf, Puerto Banús and Marbella

Location:
La Quinta Golf – 5 minutes
Puerto Banús – 10 minutes
Marbella Town Centre – 15 minutes
Blue Flag beaches – 10 minutes
Málaga International Airport – 45 minutes

Estimated Buyer's Costs
The purchase is subject to Transfer Tax (ITP) under Law 5/2021 on Transferred Taxes, with a maximum general rate of 7%. The taxable base will be the higher of the declared purchase price and the Cadastral Reference Value (Article 10 of the TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances.
The costs of the public deed and registration with the Land Registry are regulated by official fee schedules (Royal Decrees 1426/1989 and 1427/1989, respectively). An indicative estimate is €500–€2,000 for notarial fees and €250–€1,500 for Land Registry fees.
Gestoría / administrative services (if voluntarily engaged; fees are freely agreed): estimated at €300–€500.
The Municipal Capital Gains Tax (IIVTNU) is payable by the seller (Article 104 TRLRHL).
Estimated total buyer's costs: €878,900.
This estimate is indicative and is provided in accordance with Article 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer.

The agency/intermediary fees are payable by the seller.
AGB

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Features:

Features
Private Terrace
Marble Flooring
Fitted Wardrobes
Barbeque

Views
Pool

Furniture
Fully Furnished

Utilities
Electricity
Drinkable Water
Telephone

Energy Rating
D

Orientation
South

Condition
Good

Kitchen
Fully Fitted

Category
Holiday Homes
Golf
Luxury

Climate Control
Air Conditioning
Central Heating

Pool
Communal

Parking
Underground
Garage

CO2 Emission Rating
E