

## penthouse for sale Marbella, Costa Noroeste



Penthouse Unique Opportunity Opposite Puente Romano (Golden Mile)~Located in Lomas de Marbella (Urb. El Ancon), in the heart of the exclusive Golden Mile, this bright and peaceful single-level penthouse offers exceptional potential. With 133 m2 of interior space and 43 m2 of south, east, and north-facing terraces, it enjoys natural light throughout the day.~Set within a private gated development with 24-hour security, beautifully maintained gardens and two communal swimming pools, just 5 minutes by car from the beach and surrounded by Marbella's most exclusive restaurants.~The building features a lift. Upon reaching the top floor, a short private staircase leads directly to the penthouse, laid out entirely on one level. There is the possibility of installing a small glass lift, which would add both comfort and elegance.~The kitchen and bathrooms need renovation, which is reflected in the price. This is a truly outstanding opportunity in this premium area – perfect for investors or those looking to create their dream home. There is nothing comparable at this price in such a sought-after location.~Layout:~• Master bedroom with en-suite bathroom, two walk-in wardrobes, and access to a private terrace with views of La Concha.~• Living-dining room with access to a second, south-east facing terrace.~• Second bedroom with fitted wardrobe.~• Second full bathroom.~• Separate kitchen.~• Space for a home office.~• Small private storage room at the entrance to the penthouse.~• 1 covered parking space.~A property with charm, in a privileged location, ready to be transformed into something truly special.~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: 715.000 €. 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~~

## property details

Spanishstate **6349547**  
id:  
reference:: **6965-ERE**  
close to/ located: **Marbella**  
region: **Costa Noroeste**  
property type: **penthouse**  
rooms: **2**  
property surface: **111 m2**  
surface plot: **132 m2**  
price: **€ 650.000**

## contact

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