

## penthouse for sale Marbella, Costa Del Sol Occidental



Terrazas de Marbella, Exclusive Penthouse in the Heart of Marbella 212 m2, Terrace, Garage and Exceptional Potential~~A truly unique and unrepeatabe opportunity in the very heart of Marbella, just a short stroll from the beach. Perfect for investors seeking high returns, luxury flipping projects, or those wishing to create their dream home in a privileged setting surrounded by the city's finest amenities.A property with no real competition in central Marbella in terms of size, features and value.~~Prime Location~~Nestled in Marbella's vibrant city center, less than 500 metres from the beach and the Promenade, and within easy reach of the charming Old Town. The area is surrounded by shops, schools, restaurants, and all manner of services, making it ideal for both permanent residence and investment. The building offers two entrances — one from Avda. Jacinto Benavente and another from Calle del Calvario provide excellent convenience and flexibility. It also benefits from a lift with direct access from the garage to the property, and a building with only ten neighbors, ensuring privacy and comfort.~~The Property~~This penthouse features 212 m2 of built space, with dual south-north orientation and fully exterior rooms, bathing the home in natural light and fresh air throughout the day.~~Outstanding Layout~~- Originally 5 bedrooms, currently 4 following the kitchen extension.~- 3 full bathrooms, including one en-suite.~- A very bright and generous living-dining room of approx. 40 m2 with direct access to the terrace.~- Independent, enlarged and practical kitchen.~- A 45 m2 south-facing terrace, ideal for enjoying the Mediterranean climate with urban and mountain views.~- Balconies (3 bedrooms) and utility room.~- Extensive built-in wardrobes throughout the property.~~The penthouse needs renovation, offering an exceptional canvas on which to design a modern, exclusive, and fully personalised residence in the heart of Marbella.~~Additional Features & Advantages~~- Large covered parking space included in the price.~- Option to acquire a second adjoining space — a rare opportunity in this area.~- Lift from the parking level directly to the penthouse door.~- Fully exterior rooms and dual orientation.~- Although the building does not have a pool, the beach is less than a five-minute walk away.~- Thanks to its generous size and structure, the terrace can comfortably accommodate a sizeable jacuzzi or even a small plunge pool, creating a luxurious outdoor retreat to enjoy all year round.~~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: 857.450€. 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

Spanish state id:	<b>6334843</b>
reference::	<b>7102-ERE</b>
close to/ located:	<b>Marbella</b>
region:	<b>Costa Del Sol Occidental</b>
property type:	<b>penthouse</b>
rooms:	<b>4</b>
property surface:	<b>189 m2</b>
surface plot:	<b>211 m2</b>
price:	<b>€ 779.500</b>

## contact

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