

## villa for sale Marbella, Costa Noroeste



Timeless Mediterranean Retreat in Marbella's Golden Mile~~Nestled within an exclusive gated enclave on Marbella's prestigious Golden Mile, this distinguished villa embodies refined Mediterranean living at its finest. Designed to blend seamlessly with its natural surroundings, the residence exudes understated elegance, offering a harmonious balance of serenity, sophistication, and modern convenience.~~A Home of Grace and Prestige~~From the moment you arrive, a stately entrance welcomes you, leading through a meticulously landscaped driveway to an impressive façade of timeless architectural beauty. The villa's interiors unfold in an effortless flow, where natural light pours in through expansive windows, illuminating generous living spaces. High ceilings and exquisite finishes create an ambience of refined luxury, while each room is carefully designed to maximise comfort and functionality.~~• Bespoke Interiors – A seamless fusion of classic charm and contemporary aesthetics, with hand-selected materials and artisanal craftsmanship throughout.~~• Grand Living Area – A statement of style and sophistication, the main living room boasts an inviting atmosphere, ideal for both intimate gatherings and grand entertaining.~~• Gourmet Kitchen – A culinary haven, meticulously designed with premium appliances, elegant surfaces, and an open-plan layout that extends to an al fresco dining terrace.~~• Exceptional Outdoor Living – A private oasis awaits beyond the villa's interiors, featuring manicured gardens, shaded lounges, and a spectacular infinity pool that merges with the horizon.~~Tranquil Bedrooms & Sumptuous Amenities~~The villa's upper level is dedicated to relaxation, with a master suite that offers a private sanctuary of comfort. A spacious dressing area and a spa-inspired en-suite bathroom complement the refined retreat, while additional guest suites provide privacy and breathtaking views of the Mediterranean and La Concha mountain.~~For those seeking wellness and entertainment, the lower level boasts a private gym, a cinema lounge, and an exclusive wine cellar—ideal for curated tastings and intimate gatherings.~~Unrivalled Location, Unmatched Lifestyle~~Positioned moments from Marbella's pristine beaches, renowned fine dining establishments, and luxury boutiques, this residence offers the perfect blend of seclusion and accessibility. Whether basking in the golden glow of the sunset or indulging in the vibrant city life, this villa promises an unparalleled living experience in one of Europe's most coveted destinations.~~An exceptional home for the discerning few. Enquire today for more details or to arrange a private viewing.~~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: 7.535.000€. 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 **6365430**  
id:  
reference:: **6616-ERE**  
close to/ located: **Marbella**  
region: **Costa Noroeste**  
property type: **villa**  
rooms: **6**  
property surface: **886 m2**  
surface plot: **1633 m2**  
price: **€ 6.850.000**

## contact

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