



## GROUND FLOOR APARTMENT 3 BEDROOMS 3 BATHROOMS IN MARBELLA

 Marbella

REF# R5429284 995.000 €

BEDS

3

BATHS

3

BUILT

236 m<sup>2</sup>

Exclusive Ground Floor Apartment in One of Nagüeles' Most Prestigious Residential Communities, Marbella Discover this exceptional ground floor apartment located in one of the Costa del Sol's most prestigious and luxurious residential developments, in the highly sought-after area of Nagüeles, Marbella.

This elegant property perfectly combines style, comfort and contemporary design. It features three spacious bedrooms and three bathrooms, two of them en suite, offering maximum privacy and convenience for both residents and guests.

The bright and inviting living room, complete with a cosy fireplace, flows seamlessly into a modern open-plan kitchen fully equipped with high-end appliances, creating the perfect space for everyday living as well as entertaining family and friends.

The apartment is sold fully furnished and beautifully decorated, with every detail carefully selected to create a sophisticated yet welcoming atmosphere. Premium finishes and top-quality materials throughout reflect the outstanding construction standards that define this exclusive residential community.

Residents enjoy superb communal facilities, including two spectacular swimming pools surrounded by  
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# IDILIQ

## ESTATES

beautifully landscaped tropical gardens, providing a peaceful and relaxing environment. The development also offers a concierge service, ensuring security, convenience and personalised assistance.

Ideally located just minutes from Marbella's famous Golden Mile, the town centre, some of the area's finest beaches, renowned golf courses, and an outstanding selection of restaurants, boutiques and leisure facilities.

A unique opportunity to acquire a luxury home in one of Marbella's most desirable locations, ready to move into and enjoy the authentic Mediterranean lifestyle.

### Purchase Costs

The advertised price of €995,000 does not include taxes or purchase expenses.

Estimated acquisition costs are as follows:

- Property Transfer Tax (ITP – 7%): €69,650
- Notary Fees (approximately 0.3%–0.5%): between €2,985 and €4,975
- Land Registry Fees (approximately 0.1%–0.3%): between €995 and ?€2,985

The ?above ?figures ?are ?provided for ?guidance only and ?may vary ?depending on ?the ?specific circumstances of ?the transaction.

The ?purchaser ?will not ?be ?charged ?any ?real ?estate ?agency ?fees.

