

COSTABELLA - RICMAR, MARBELLA

Spectacular Beachfront Designer Villa in Marbella

€6,500,000

BEDROOMS	BATHROOMS	BUILT	PLOT	YEAR
6	3 + 1	437 m^2	749 m^2	2015






Description

This spectacular villa in Costabella redefines coastal luxury through an avant garde design by architect José Carlos Moya, where timber, glass and stone harmoniously merge to create a contemporary sanctuary upon the golden sands of Marbella.

Benefiting from a privileged south westerly orientation, the property is bathed in natural light and offers unparalleled sunset views over the Mediterranean. The architecture transcends mere aesthetics, fostering a profound connection with the maritime environment and ensuring the coastal landscape remains an integral feature of every room.

The ground floor is characterised by its sophisticated open plan concept, seamlessly integrating a bespoke high end kitchen with a spacious living area. Through expansive recessed glass doors, the interior flows effortlessly onto a premium timber terrace, where a heated swimming pool is nestled alongside a private dune to ensure absolute seclusion. From this exterior oasis, an exclusive path leads directly to the shore. This level is further complemented by a well appointed guest bedroom and bathroom, maintaining a perfect balance of fluid movement and comfort throughout the communal spaces.

The sleeping quarters and wellness facilities are distributed across multiple levels, interconnected by a private lift and an elegant oak and glass staircase. On the first floor, the master suite serves as a tranquil retreat, boasting direct sea views and a private terrace, accompanied by two further bedrooms designed for ultimate relaxation. The lower level has been transformed into a dedicated private spa, featuring a jacuzzi, sauna and steam room, alongside two additional bedrooms with natural light, ample storage and a functional utility room.

As a crowning feature, the rooftop solarium provides a 360 degree vantage point with a fitness area and pergola, ideal for enjoying the Costa del Sol climate in total exclusivity. Furthermore, the inclusion of the First Occupation Licence (LPO) and a valid tourist licence confirms the villa as a strategic, high yield investment. Finished with refined exposed concrete and advanced climate control systems, this property represents the definitive choice for those seeking a designer beachfront residence that functions as a secure and consolidated financial asset in Marbella.

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: €7,150,000. 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.

Features

Alarm	Parking spaces **2**	Sauna
Lift	Private pool	

ENERGY RATING

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