

LOMAS DE MARBELLA CLUB, MARBELLA

Exclusive Penthouse Opposite Puente Romano with Newly Renovated Kitchen and Bathrooms (Golden Mile)

€680,000

BEDROOMS	BATHROOMS	BUILT	YEAR
2	2	110 m^2	1992






Description

Situated in Lomas de Marbella (El Ancón), within Marbella's prestigious Golden Mile, this elegant single-level penthouse offers an exceptional combination of tranquillity, natural light and outstanding potential. Featuring 88.01sqm of interior living space and two terraces 21.71sqm facing south, east and north, the property enjoys sunshine throughout the day and provides delightful outdoor areas for relaxation and entertaining.

Set within a private gated community with 24-hour security, beautifully landscaped gardens and two communal swimming pools, the residence is just five minutes from the beach and moments from Puente Romano, Marbella Club and some of Marbella's finest restaurants, boutiques and amenities.

The building benefits from lift access. Upon reaching the floor, a small private staircase leads directly to the penthouse, which is entirely arranged on one level. There is also the option to install an elegant glass lift, further enhancing comfort and exclusivity.

The property is currently undergoing complete refurbishment of the kitchen and both bathrooms, including the en-suite bathroom of the principal bedroom. These improvements will provide a more contemporary, sophisticated and functional finish, significantly enhancing both the appeal and value of the home.

Important: The current photographs of the kitchen and bathrooms show the property before renovation. The refurbishment is presently underway, and updated images will be available once the works have been completed.

In addition, the property includes a private storage room and a covered parking space, two highly sought-after features in this exclusive area of Marbella.

This represents an excellent opportunity within one of the most desirable locations on the Costa del Sol, equally suited as a permanent residence, a luxury holiday home or a sound investment. Finding a penthouse of this caliber on the Golden Mile, with generous terraces, privileged orientation, 24-hour security, quality communal facilities and an excellent layout, remains a highly attractive proposition in today's market.

A property with genuine character, positioned in one of Marbella's most coveted addresses, where spacious interiors, privacy and a privileged setting opposite Puente Romano combine to create a truly exceptional home.

Features

Layout

· Principal bedroom with en-suite bathroom, two walk-in dressing areas and direct access to a private terrace with views of La Concha.

· Spacious open-plan living and dining room with access to the south-east facing terrace.

· Second bedroom with fitted wardrobes.

· Second fully equipped bathroom.

· Independent kitchen.

· Dedicated office or home-working area.

· Private storage room.

· One covered parking space.

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: €748,000. 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	Garden	Parking spaces **2**
Communal pool	Lift	Terrace

COMMUNITY FEES	ENERGY RATING
317 €/month	C