

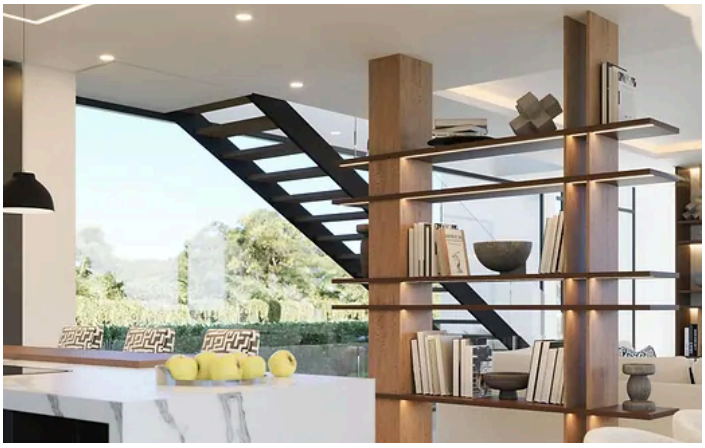
CABOPINO-ARTOLA, MARBELLA

# Villa with 5 bedrooms for sale in Cabopino-Artola, Marbella

**€4,275,000**

| BEDROOMS | BATHROOMS | BUILT | PLOT | YEAR |
|---|---|---|---|---|
| 5 | 5 + 1 | 670 m² | 1,200 m² | 2025 |






## Description

Stunning contemporary villa with panoramic sea and golf views, located in the exclusive Artola Alta urbanisation in Cabopino Golf, Marbella. Currently under construction and scheduled for completion in 2027, this bright and sophisticated property is distributed over four carefully designed levels, offering spaciousness, functionality, and comfort in every corner.

It features five en-suite bedrooms plus a guest toilet, all with excellent natural light and pleasant views. The villa offers generous open-plan living and dining areas that blend seamlessly with a fully fitted designer kitchen equipped with high-quality appliances. The versatile basement provides additional adaptable space and includes a private garage with capacity for 2 cars and 1 carport. On the upper level, a spectacular solarium with jacuzzi and outdoor kitchen creates the perfect setting to relax and enjoy the Mediterranean climate all year round.

Outside, the property boasts gardens, expansive terraces, and an elegant saltwater swimming pool, all designed to maximise privacy and outdoor enjoyment. In addition, the villa offers private parking, ensuring both convenience and security.

Among its features are an aerothermal climate control system, underfloor heating throughout the property, air conditioning, home automation system, and advanced security measures, guaranteeing comfort and energy efficiency.

Located frontline to the prestigious Cabopino Golf course and just 1.5 kilometres from one of Marbella's most beautiful beaches, Artola Alta is a privileged residential enclave that combines exclusivity, tranquillity, and Mediterranean nature. Its modern and bright architecture, together with its proximity to the sea and all amenities, makes this property an exceptional opportunity to enjoy a distinguished lifestyle on the Costa del Sol.

Estimated costs payable by the purchaser: The purchase is subject to 10% VAT and Stamp Duty (Actos Jurídicos Documentados – AJD) (Law 5/2021 on Transferred Taxes), with a rate of 1.2%. 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:

4.830.750€. 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.

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## Features

| | | |
|---|---|---|
| Air conditioning | Fireplace | Private pool |
| Alarm | Fitted kitchen | Storeroom |
| Automatic irrigation | Garden | Terrace |
| Barbecue | Jacuzzi | |
| Central heating | Parking spaces **2** | |