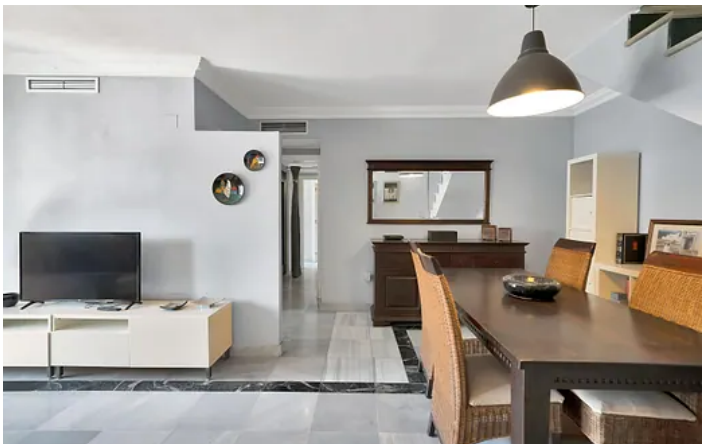
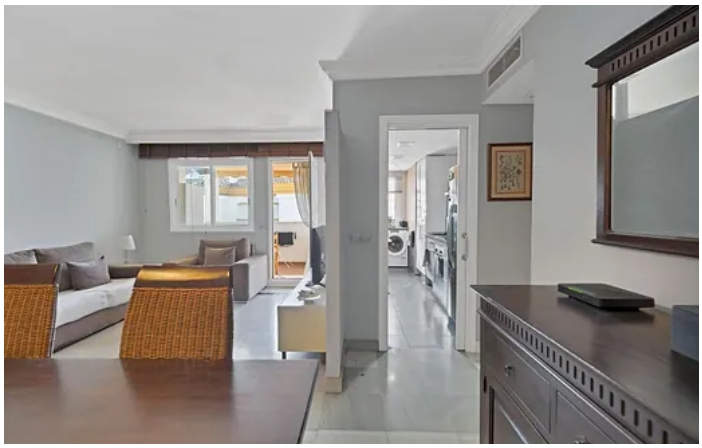
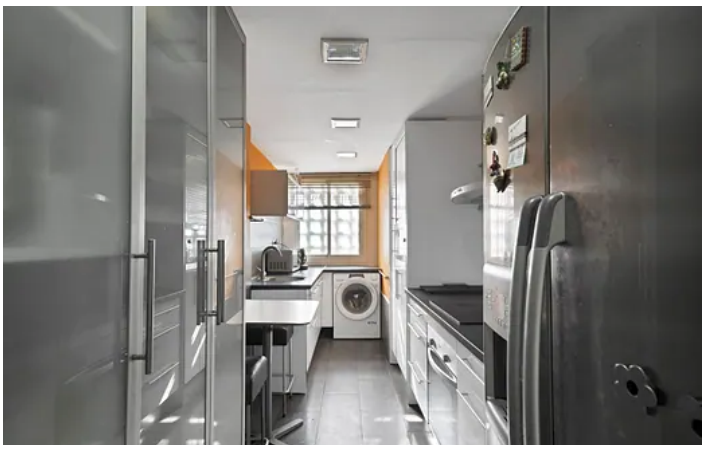


LA CAROLINA-GUADALPÍN, MARBELLA

Luxury Duplex with Sea Views in Marbella's Golden Mile

€530,000

BEDROOMS	BATHROOMS	BUILT	YEAR
3	2 + 1	124 m^2	2002


Description

Situated within the exclusive Pinos de Nagüeles estate, in the heart of Marbella's renowned Golden Mile, this charming duplex presents a unique opportunity to live in one of the most sought-after residential areas on the Costa del Sol.

The community is noted for its tranquillity, security, and privileged surroundings, offering a peaceful lifestyle with easy access to the finest beaches, restaurants, and local amenities.

The property boasts a bright and spacious layout comprising three bedrooms, two full bathrooms, and a guest toilet, perfectly suited for both family living and entertaining guests. The duplex provides comfortable and functional spaces, ideal for everyday living or enjoying a holiday by the sea.

Generous private terraces offer breathtaking views of the Mediterranean Sea and the iconic La Concha mountain, creating an exceptional setting throughout the year.

Residents of Pinos de Nagüeles enjoy meticulously maintained communal gardens, a large swimming pool, and a tennis court, all within a gated estate renowned for its peaceful atmosphere. The community also benefits from concierge services and 24-hour security, ensuring privacy and complete peace of mind.

The property includes a private parking space, adding further convenience to this highly attractive home in one of Marbella's most established and prestigious communities.

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: €583,000. 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

Communal pool	Lift
Garden	Parking spaces **2**

COMMUNITY FEES	ENERGY RATING
185 €/month	D