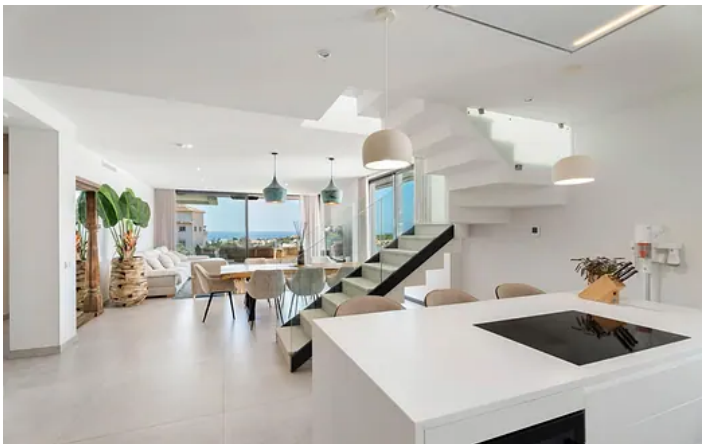


CABOPINO-ARTOLA, MARBELLA

# Exclusive Designer Duplex Penthouse with Private Pool and Spectacular Mediterranean Views

**€2,200,000**

| BEDROOMS | BATHROOMS | BUILT | YEAR |
|---|---|---|---|
| 3 | 3 | 173 $m^2$ | 2023 |






## Description

Exclusive contemporary duplex penthouse in East Marbella, designed to maximise space, natural light and seamless indoor-outdoor living. Distributed over two levels, it offers a bright open-plan living and dining area with floor-to-ceiling windows opening onto spacious terraces with Mediterranean views, alongside a fully fitted modern kitchen.

The property features three bedrooms on the main level, including a luxurious principal suite with dressing area, en-suite bathroom and terrace access. The upper floor boasts an additional living area leading to a spectacular private solarium with swimming pool, expansive terraces and panoramic sea views.

Set within an exclusive gated community with spa, gym, sauna and landscaped gardens, this exceptional residence also includes underfloor heating, air conditioning and premium finishes, just minutes from the beach, golf courses and Marbella town centre.

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 purchase: 2.420.000€. 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

| | | |
|---|---|---|
| Air conditioning | Fitted wardrobes | Lift |
| Alarm | Furnished | Parking spaces **2** |
| Automatic irrigation | Garden | Security door |
| Central heating | Gated community | Storeroom |
| Communal pool | Gym | |
| Fitted kitchen | Heating | |

COMMUNITY FEES
562 €/month

ENERGY RATING
C