EK
ARBAT ESTATES

Sales - Apartment - Cabopino

2.200.000€

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Ref.-ID: R5389507 **Cabopino** **Apartment**

Community: 6,720 EUR / year **IBI: 2,150 EUR / year** **Rubbish: 185 EUR / year** **3** **3** **173 m2**

Exclusive Designer Duplex Penthouse with Private Pool and Spectacular Mediterranean Views 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. ERE

Orientation	Condition	Pool	Climate Control	Views	Features
✔ South West Orientation	✔ Fair Condition	✔ Communal Pool	✔ Central Heating	✔ Sea Views	✔ Lift ✔ Solarium ✔ Gym ✔ Storage Room ✔ Utility Room

Furniture	Kitchen	Garden	Security	Parking	Utilities
✔ Fully Furnished	✔ Fully Fitted Kitchen	✔ Private Garden	✔ Alarm System	✔ Garage	✔ Drinkable Water