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Sales - House - Marbella

3.695.000€











Ref.-ID: R5440210 **Marbella** **House**

Community: 1,632 EUR / year **IBI: 2,326 EUR / year** **Rubbish: 346 EUR / year** **5** **5** **345 m2** **1300 m2**

Villa Horizonte – Villa Under Renovation with Sea Views in El Rosario, Marbella East Elegant contemporary villa currently undergoing a complete renovation, ideally located in El Rosario, one of the most established and sought-after residential areas of Marbella East. The renovation is already underway, with completion scheduled for February. Enjoying a desirable south-west orientation and set within a peaceful and private environment, the property boasts beautiful sea views and excellent access to beaches, golf courses, international schools and all essential amenities. The renovation has been carefully planned to create a bright, contemporary home that maximises natural light and embraces the Mediterranean lifestyle, with high-quality finishes and generous indoor and outdoor living spaces. Distributed over two levels, the property will comprise five bedrooms, four bathrooms and a guest toilet. The spacious open-plan living and dining areas will flow seamlessly into a sophisticated designer kitchen, creating a stylish yet welcoming atmosphere. Large floor-to-ceiling security windows will flood the interiors with natural light and provide direct access to expansive terraces, perfectly suited for year-round enjoyment of Marbella's exceptional climate. The outdoor spaces are also being transformed as part of the renovation and will feature a private swimming pool, beautifully landscaped gardens and generous terraces ideal for al fresco dining and outdoor living. The villa will also benefit from private outdoor parking for two vehicles and a peaceful residential setting that ensures both privacy and comfort. Once completed, the villa will be equipped with underfloor heating, an energy-efficient aerothermal system and home automation technology, combining modern convenience with exceptional comfort. El Rosario further benefits from private security, offering residents an added sense of exclusivity and peace of mind. With the renovation currently in progress and completion scheduled for February, Villa Horizonte represents an excellent opportunity to acquire a fully renovated contemporary home in one of Marbella East's most desirable neighbourhoods, with the added benefit of being able to follow the transformation of the property as the works progress. 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: 4.064.500 □ .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

Setting
- ✔ Close To Town

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ U/F Heating

Views
- ✔ Sea Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Domotics
- ✔ Staff Accommodation
- ✔ Near Church

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury