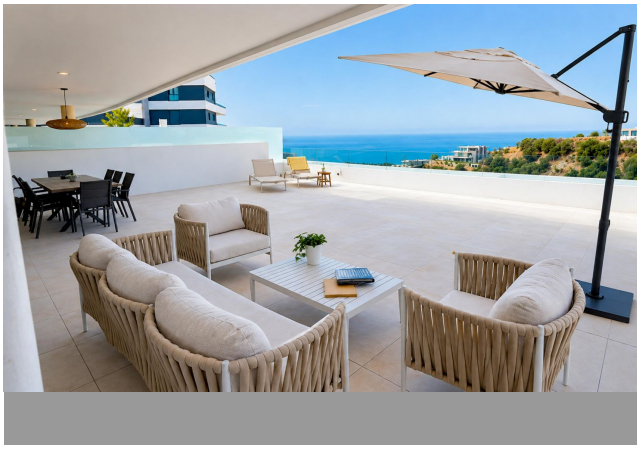
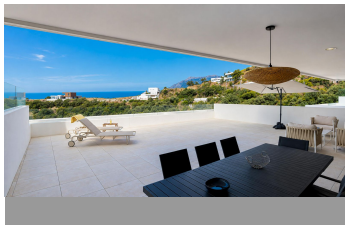
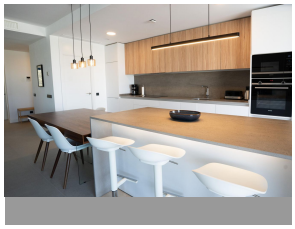
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Middle Floor Apartment in Marbella

Bedrooms	3	Bathrooms	2	Built	159m2	Terrace	0m2

R5515138	Middle Floor Apartment	Marbella	850.000€

Imagine arriving in Marbella with nothing more to do than turn the key, open the terrace doors and start enjoying your new home. No furniture to choose. No months spent setting everything up. And no signs of anyone having lived there before you. This three-bedroom apartment at MedBlue Marbella is brand-new, never occupied and already fully furnished — combining the feeling of being the very first owner to live in a new-build home with the convenience of having everything ready from day one. Set in the elevated surroundings of Los Monteros, the apartment has been designed around light and outdoor living. The open-plan kitchen, dining and lounge areas flow naturally towards the terrace, while large glass doors create a continuous connection between the interior, the open surroundings and the Mediterranean views. The terrace is where the Marbella lifestyle really takes over. Morning coffee in the sun, long lunches outside or a quiet evening overlooking the coast for stunning sunset views over Gibraltar and Morocco visible in the distance— it feels less like an addition to the apartment and more like another living room under the Mediterranean sky. Inside, all three bedrooms are completely unused, and the entire home has been carefully furnished and equipped by its current owners. Contemporary, comfortable and ready to enjoy, it offers a genuine turnkey alternative for buyers looking at new-build property in Marbella. MedBlue is a modern residential development in Altos de Los Monteros, a peaceful hillside setting within

easy reach of Marbella’s beaches, golf courses, restaurants and everyday amenities. Residents enjoy excellent communal facilities including outdoor swimming pools, a fully equipped gym, spa and sauna, surrounded by landscaped areas. There are homes you buy knowing there is still work to be done before they truly feel yours. This one is waiting for its first story to begin. “The Abbreviated Information Document (DIA) is available to you. Costs: Taxes (ITP or VAT + AJD) + notary and Land Registry fees. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP), pursuant to Law 5/2021 on Assigned Taxes, with a maximum general rate of 7%. The taxable base will be the higher of the purchase price stated in the title deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer’s personal circumstances. Public deed and Land Registry registration costs are regulated by official tariffs under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. Estimated notary fees range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative/gestoría fees (if voluntarily contracted, with freely agreed fees): estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Agency fees are payable by the seller. Estimated total cost for the buyer: ?€913,500. ?This ?estimate ?is ?provided for guidance ?purposes ?in accordance with Art. 20.1.c) ?TRLGDCU. The ?final amount ?will ?depend on the specific ?circumstances ?of ?the ?transaction ?and ?the ?buyer." 7414AGB

Barbeque	Barbeque	Covered Terrace
Ensuite Bathroom	Fitted Wardrobes	Gym
Private Terrace	Solarium	Storage Room
Utility Room		