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Townhouse in Bahía de Marbella

Bedrooms	**4**	Bathrooms	**3**	Built	**295m2**	Plot	**0m2**

R5461684	**Townhouse**	**Bahía de Marbella**	**2.195.000€**

Some homes go beyond aesthetics and are designed to offer a different way of living. This exceptional property in Bahía de Marbella is the result of years of research by its owners into healthy architecture, natural building methods and wellbeing, combining a carefully selected range of natural materials, technology and solutions designed to maximise comfort. Located on the second line from the beach, just a few steps from the sand, it combines privacy, nature and high-end amenities in one of the most sought-after gated communities in East Marbella. A home where true luxury lies in the details. ARCHITECTURE, MATERIALS AND TECHNOLOGY The property has undergone a comprehensive renovation, carried out almost entirely from the original structure, with particular attention paid to thermal and acoustic insulation, indoor environmental quality and the efficiency of its installations. Key features include: * Natural materials such as natural stone, fine woods, leather and organic fabrics. * Marble flooring and staircases, with solid wood flooring in the bedrooms and attic. * A kitchen crafted entirely from natural wood, handcrafted solid doors extending from floor to ceiling, and a handmade sofa upholstered in organic cotton and filled with natural feathers. * Low-emission, eco-friendly paints and varnishes. * High-performance windows and doors with double glazing, solar control and protection against radiation. * Enhanced insulation in walls, ceilings and floors. * Security shutters and automated controls for blinds, Venetian blinds and shutters. * High-end Daikin air conditioning with HEPA filtration. * An eco-friendly pellet

fireplace. * A completely renewed electrical installation designed in accordance with healthy architecture principles, with the option to disconnect certain circuits overnight on the bedroom floor. * State-of-the-art LED lighting, with no perceptible flicker and warm light tones throughout much of the property. * An advanced water filtration system for drinking and domestic use. * Comprehensive waterproofing of the semi-basement. The property also features a spectacular infrared sauna, a private gym, a separate laundry room and generous storage space. Finishes and fittings include renowned brands such as Porcelanosa and Roca, alongside Daikin equipment. PRIVACY, GARDENS AND MEDITERRANEAN LIVING The property enjoys a privileged location in Bahía de Marbella, on the second line from the beach. From the terrace, simply cross a small garden to reach the sand on foot. Opposite the property, an expansive landscaped area featuring centuries-old olive and cypress trees creates an exceptional sense of space, privacy and connection with nature. The rooftop terrace also provides an outdoor space from which to enjoy views towards the mountains and the sea. The gated community offers 24-hour security, mature gardens, fruit trees, daily maintenance of the landscaped areas, cleaning of communal spaces, extensive parking facilities, convenient internal roads and wide pavements. It is a peaceful, well-maintained residential setting just a few minutes from Marbella town centre. ## AMENITIES AND CONNECTIVITY * Marbella town centre: approximately 7 minutes. * Aldi, Mercadona and Lidl supermarkets: approximately 2 minutes. * La Cañada Shopping Centre and Alcampo: approximately 10 minutes. * Málaga Airport: approximately 30 minutes. * Málaga AVE high-speed train station: approximately 30 minutes. * Designer Outlet: approximately 20 minutes. * Direct access to the A-7, with connections to the AP-7 approximately 6 minutes away. * Schools, golf courses and pharmacies nearby. An exceptional residence for those seeking more than a luxury home: healthy architecture, natural materials, technology, privacy and wellbeing, with the beach just steps away and Marbella within easy reach. Contact us for further information or to arrange a private viewing. The Abbreviated Information Document (DIA) is available upon request. Reference: 7380-BRF ESTIMATED BUYER'S COSTS The purchase is subject to Property Transfer Tax (ITP), under Law 5/2021 on Transferred Taxes, with a maximum general rate of 7%. The taxable base will be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Transfer Tax and Stamp Duty Act – TRLITPAJD).Reduced tax rates may apply depending on the buyer's personal circumstances.Public deed and Land Registry fees are governed by official tariffs under Royal Decrees 1426/1989 and 1427/1989, respectively. Estimated costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for Land Registry fees. Administrative handling fees (gestoría), if voluntarily contracted, are subject to freely agreed fees, with an estimated cost of €300 to €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Local Treasury Regulatory Act – TRLRHL).Estimated total cost for the buyer: €2,585,000.This estimate is indicative and is provided in accordance with Article 20.1(c) of the General Law for ?the ?Protection ?of ?Consumers ?and Users (TRLGDCU). ?The ?final amount will depend on ?the specific ?circumstances of ?the ?transaction and the buyer. Estate ?agency ?fees ?are ?payable ?by ?the ?seller.

Barbeque	Barbeque	Covered Terrace
Sauna	Wood Flooring	