

Marbella

Apartment / Apartamento

€2,300,000

Ref: X22423



3



4



207 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€2,300,000 (£1,983,750)
Transfer tax 7%	€161,000 (£138,863)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,294)

Standard form of payment

Reservation deposit	€3,000 (£2,588)
Remainder of deposit to 10%	€227,000 (£195,788)
Final Payment of 90% on completion	€2,070,000 (£1,785,375)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

Welcome to this beautifully renovated ground floor corner unit in the highly desirable Alcores del Golf — a peaceful and well-maintained gated community nestled in the heart of Nueva Andalucia's Golf Valley. This home offers a unique villa-style lifestyle, complete with a private garden full of charm, mature fruit trees, and generous outdoor space ideal for relaxing or entertaining.

Alcores del Golf is a boutique development of just 55 units, built in 1995, designed to offer privacy, comfort, and a real sense of community. The complex features lush communal gardens, a large swimming pool, and 24-hour security. Ideally located next door to the clubhouse of Los Naranjos Golf, residents can enjoy excellent dining and a relaxed atmosphere just steps from home. The popular Magna Café restaurant is also within easy walking distance.

Inside, the apartment has been completely refurbished with a modern open-plan layout that blends contemporary style with practical functionality. The spacious living and dining area opens effortlessly onto the terrace and the private garden, creating a seamless indoor-outdoor lifestyle. The sleek, contemporary kitchen is both stylish and practical, connected to a laundry/utility room that offers direct access to the kitchen, the living area, and the terrace — an ideal setup for modern living.

The private corner garden is beautifully maintained, full of character, and offers a tranquil, villa-like ambiance with mature fruit trees and plenty of space to enjoy Marbella's year-round sunshine. For added convenience, the property includes a 16m² private garage space with an electric car charging station, as well as a 12m² private storage room, perfect for storing bikes, golf equipment, or seasonal items.

Comfort & Premium Features:

The home features water carried underfloor heating throughout, while the bathroom is equipped with electric underfloor heating. The air conditioning system is fully regulated by Airzone, allowing individual temperature control in each room. The kitchen is equipped with a Grohe tap offering filtered cold water — still or sparkling — adding a touch of everyday luxury. Other quality features include a PAX ventilation system, a water softening and filtration system, and a built-in Sonos sound system for high-quality audio throughout the apartment.

This is a rare opportunity to own a corner unit that feels like a private villa, while enjoying the security, convenience, and lifestyle of a luxury gated community. Whether you're looking for a full-time residence, stylish holiday retreat, or a smart investment in one of Marbella's most exclusive golf areas, this property truly stands out.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible