DREAM PROPERTY
MARBELLA

Ref. 859A

Brand new residential complex in prestigious neighbourhood, Nueva Andalucía

Marbella

€ 785.000

Estate type:	**Apartment**	Area:	**88.5 m2**
Terrace:	**31.5 m2**	Number of bathrooms:	**2**
Number of bedrooms:	**2**	Garage:	**Yes**
Pool:	**Yes**	Plot:	**—**
Air conditioning:	**Yes**	Television:	**No**
Close to golf courses:	**Yes**	Wi-Fi:	**No**

A new residential complex of spectacular design in a unique setting, offering the best services for its residents. It is a place where you will be able to enjoy all the attractions of Marbella in facilities within easy reach.

The development is located in the area of Nueva Andalucía, in an enviable location, close to the emblematic marina of Puerto Banús, and surrounded by exclusive leisure and gastronomic facilities, such as restaurants, the Marbella Tennis Club. There are also several world-class golf clubs in the area, including Guadalmina, Los Naranjos, Aloha, Las Brisas.

It is a uniquely designed project, shaped like a natural valley surrounded by exclusive homes perched on rooftops to enjoy the most privileged views. A variety of open, contemporary and innovative spaces where you can enjoy all the pleasures of being outdoors. A complete range of world-class residential amenities to enjoy a comfortable and relaxed environment is designed as a truly natural setting, surrounded by comfortable and exclusive residences in the heart of carefully landscaped outdoor spaces where native species coexist with beautiful flowers and palm trees, enhancing the beau tiful natural surroundings. From its magnificent rooftops you can enjoy the mild Mediterranean climate, the sun and the sea. Spaces of tranquillity and conviviality, where you can relax in a chaise lounge, enjoy a brunch or a barbecue with your loved ones, or savour a glass of wine while watching the sunset. Futuristic and innovative open spaces to enjoy the simple joys of life.

Exclusive resort facilities include:

– fitness centre,
– spa and indoor heated swimming pool,
– outdoor sports area,
– coworking area,
– social club,
– cinema and children's area.

The complex stands out for its sustainability and its architecture for its avant-garde aesthetic that blends in with the beautiful natural landscape. Inspired by the Andalusian courtyard concept, it is designed to allow natural light to flood each of the homes, creating a unique environment that fuses nature with innovative architectural design. Elevated roofs offer the best views of the surroundings. A unique development with a bold design and all the amenities for a Mediterranean lifestyle.

It is ideally located with all the services you need close by. There are several restaurants, two large markets, local shops, a pharmacy, the Marbella Arena Shopping Centre, the Nao Pool Club and the Casino nearby.

It is less than 4 minutes drive to Playa del Duque or Playa de Nueva Andalucia, where you can enjoy the sea and the gentle Mediterranean breeze. For lovers of nature, hiking or climbing, there is the magnificent Sierra de las Nieves National Park, a unique enclave where you can enjoy unforgettable experiences.

There are also several bus stations nearby and it is perfectly connected by car to Marbella.

Marbella is only 15 minutes from the historic centre and 40 minutes from Malaga airport.

Availability and prices:

** 2-bedroom apartments from 785.000 € to 2.300.000 €
** 3-bedroom apartments from 950.000 € to 2.400.000 €
*** 4-bedroom apartments from 1.314.000 € to 2.600.000 €

Please do not hesitate to contact us for more details on this project.

In accordance with the provisions of Article 20.1 of the TRLDCU, the price of the property WILL BE INCREASED by the following amounts:

TAXES PAYABLE BY THE PURCHASER:
In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).

NOTARY AND REGISTRY:
These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively).
The agency's professional fees are included in the sale price.

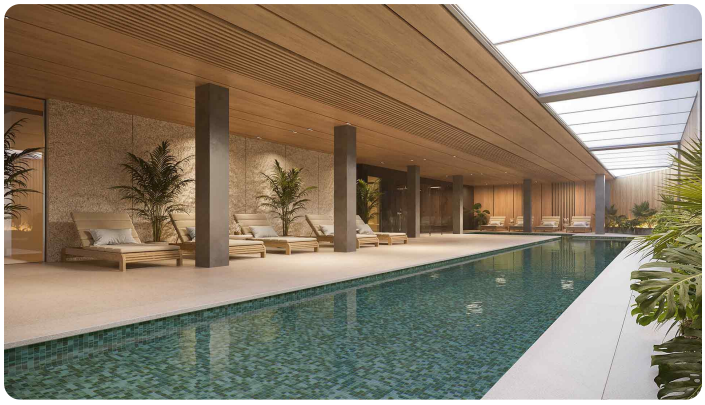
IF BANK FINANCING IS REQUIRED:
The amount of additional expenses must be agreed upon with the financial institution.

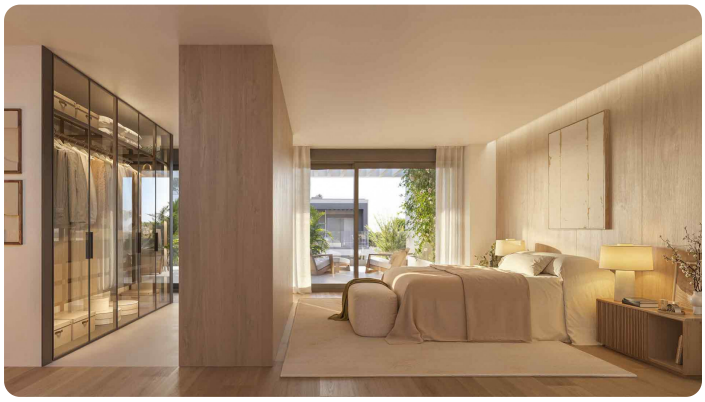
To calculate the final price, please contact Dream Property Marbella 2010 SLU. We will issue a personalised offer based on the buyer's personal circumstances.

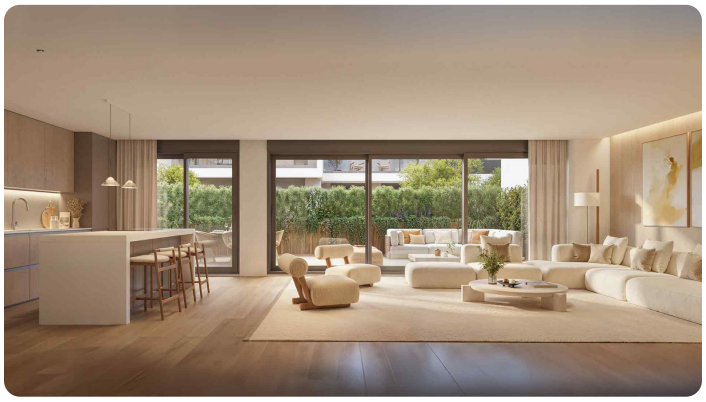
Tatiana Pekala
Founder & CEO
tatiana@dreamproperty.es
+34 699 15 88 77

Klaudia Rakoczy
Real Estate Advisor
info@dreamproperty.es
+34 673 73 42 11

Katarzyna Zielińska
Real Estate Advisor
kate@dreamproperty.es
+34 607 58 84 31







Dream Property Marbella 2010 S.L.U.
Centro de Negocios Vasari, Urb. La Alzambra, Local 3 - 1, 29660 Nueva Andalucía - Marbella
Tel.: +34 673 734 211 - Email: info@dreamproperty.es - Web: http://www.dreamproperty.es