DREAM PROPERTY
MARBELLA

Ref. 947A

Stylish 1-bedroom apartment in the prestigious Golden Banus, Nueva Andalucia, Marbella

Marbella

€ 420.000

Estate type:	**Apartment**	Area:	**77 m2**
Terrace:	**24 m2**	Number of bathrooms:	**2**
Number of bedrooms:	**1**	Garage:	**Yes**
Pool:	**Yes**	Plot:	**–**
Air conditioning:	**Yes**	Television:	**No**
Close to golf courses:	**Yes**	Wi-Fi:	**Yes**

Stylish 1-bedroom apartment in the prestigious Golden Banus complex – the perfect choice for those seeking a comfortable property in a prime location, just moments away from Puerto Banús and the Marbella coastline.

The apartment features 70 m² of living space and a nearly 24 m² terrace, providing the ideal setting for morning coffee, post-beach relaxation, or evening moments in a Mediterranean atmosphere. The interior has been designed with comfort and functionality in mind, including: a cozy bedroom, a bright living room with direct terrace access, a practical kitchen fully equipped with appliances, plus air conditioning and high-speed internet.

This property is an excellent choice as a holiday home, a year-round residence, or a high-potential rental investment. On-site, residents can enjoy a large communal swimming pool, beautifully maintained gardens, and a peaceful, secure environment perfect for unwinding. The complex seamlessly combines the convenience of daily life with the ambiance of an exclusive resort.

Golden Banus is a private residential complex situated in a highly desirable part of Nueva Andalucía, within walking distance of Puerto Banús. The development consists of 41 apartments and stands out due to its superb location and intimate character. The project is regarded as a prime investment in one of the most recognizable locations on this part of the coast.

This location will be particularly appreciated by those who want to be close to the restaurants, shops, beaches, and attractions of Puerto Banús, while living in a quieter, more private setting than the town center. Following the modernization of the communal areas, the complex has gained a more contemporary feel, which enhances both the owners' comfort and the property's attractiveness to potential tenants.

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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

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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