

# Marbella

## Duplex/Townhouse / Casa adosada

# €750,000

### Ref: N237



4



3



285 m<sup>2</sup>



✓



✓



✓



10 min.



Consumption  
Applied for

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€750,000 (£649,050)
Transfer tax 7% .....	€52,500 (£45,434)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

Communal fees .....	€270.00 per month
IBI property tax .....	€1112.00 per annum
Refuse fees .....	€186.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€72,000 (£62,309)
Final Payment of 90% on completion ...	€675,000 (£584,145)

\* 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

Elegant corner townhouse with private pool in Aloha Pueblo, Nueva Andalucía. This west-facing residence showcases classic Andalusian architecture paired with modern comforts, and offers sweeping views of the surrounding hills and nearby golf courses.

With a generous built area of 285 m<sup>2</sup> and 80 m<sup>2</sup> of private outdoor space, the home features four bedrooms and three bathrooms. It comes with its own private pool and access to a communal pool within the development.

Arranged over three floors, the property includes an open-plan kitchen seamlessly connected to a spacious living area with a cozy fireplace. Upstairs, the master suite enjoys its own en-suite bathroom and direct access to the rooftop terrace—an ideal spot to relax and watch the sunset. The lower level hosts three further bedrooms and two bathrooms, providing ample space for guests or family.

Extras include air conditioning, underfloor heating throughout, alarm system, 24-hour security, satellite TV, jacuzzi, laundry room, and a storage space. The home is offered unfurnished, ready to be styled to suit your taste.

Located in a tranquil and picturesque community just minutes from Marbella's coastline and Puerto Banús, the property is also surrounded by several top-tier golf courses.

While no designated parking is included, there is abundant space within the community grounds and surrounding streets.

This versatile home is suited for year-round living, an inviting second residence, or a lucrative rental investment.

Get in touch today to arrange your viewing.

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