

Marbella

Apartment / Apartamento

€530,000

Ref: X20965



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115 m²



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Property Purchase Expenses

Property price	€530,000 (£449,228)
Transfer tax 7%	€37,100 (£31,446)
Notary fees (approx)	€750 (£636)
Land registry fees (approx) ...	€750 (£636)
Legal fees (approx)	€1,500 (£1,271)

Standard form of payment

Reservation deposit	€3,000 (£2,543)
Remainder of deposit to 10%	€50,000 (£42,380)
Final Payment of 90% on completion	€477,000 (£404,305)

* 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

This exquisite, fully furnished ground-floor apartment is situated in one of the most exclusive urbanizations in the heart of Nueva Andalucía.

La Maestranza is a highly sought-after community, featuring beautifully designed communal areas, well-maintained gardens, and three swimming pools. The urbanization is securely gated and fenced, with 24-hour security.

The apartment's prime location in Nueva Andalucía places you near supermarkets, shops, restaurants, and various services to meet diverse lifestyle needs. Its proximity to Puerto Banús allows easy access to the vibrant nightlife, marina, and shopping for which the area is famous.

The property boasts a bright and spacious living/dining area with access to a wide, serene terrace, perfect for relaxing.

The kitchen is generously sized and fully equipped and is connected to small covered balcony .

The apartment includes two spacious bedrooms with fitted wardrobes. The master bedroom, which has an en-suite bathroom, opens onto the main terrace.

All rooms are fitted with split A/C units, and all windows have manual blinds.

The apartment is furnished with high-quality furniture in a chic yet comfortable style.

A covered parking space is included in the price.

This is an excellent opportunity to purchase an apartment in an ideal community, suitable for permanent residence or as a holiday home for memorable vacations. Additionally, it presents a superb investment opportunity with high rental profitability. NG1

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