

# Marbella

## Apartment / Apartamento

€680,000

Ref: X21012



2



2



120 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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Avenida Lepanto, 15

Huércal-Overa Office  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €680,000 (£588,404) |
| Transfer tax 7% .....           | €47,600 (£41,188)   |
| Notary fees (approx) .....      | €750 (£649)         |
| Land registry fees (approx) ... | €750 (£649)         |
| Legal fees (approx) .....       | €1,500 (£1,298)     |

## Standard form of payment

|                                         |                     |
|-----------------------------------------|---------------------|
| Reservation deposit .....               | €3,000 (£2,596)     |
| Remainder of deposit to 10% .....       | €65,000 (£56,245)   |
| Final Payment of 90% on completion .... | €612,000 (£529,564) |

\* 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

RENTED UNTIL 1 SEPTEMBER

Spectacular flat with partial sea views in Marina Banús. It has two bedrooms in the centre of PUERTO BANUS, the most exclusive area of Marbella, a few meters from the beaches and the promenade. The ideal property to move into, as a second residence or as an investment.

It has an area of 128m<sup>2</sup> distributed in two bedrooms with fitted wardrobes and double glazing, two bathrooms, fully fitted independent kitchen, laundry room, living-dining room and a large corner terrace.

It has centralised air conditioning with low consumption machine. Marble floors and white lacquered doors.

The building has 24-hour security, concierge, gym, swimming pool and paddle tennis court.

It has all the necessary services, leisure areas, shops, bars, health centres, El Corte Inglés...

Parking space included in the sale price.

IBI rubbish = 185,36€ / year

IBI flat = 1.305,15€ / year

IBI garage = 102,54€ / year

Community flat = 181€ / month

Garage community = 19€ / month

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