

# Marbella

## Apartment / Apartamento

€1,150,000

Ref: X21176



3



3



135 m²



✓



Consumption  
G

Emissions  
Applied for

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

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

|                                 |                       |
|---------------------------------|-----------------------|
| Property price .....            | €1,150,000 (£967,875) |
| Transfer tax 7% .....           | €80,500 (£67,751)     |
| Notary fees (approx) .....      | €750 (£631)           |
| Land registry fees (approx) ... | €750 (£631)           |
| Legal fees (approx) .....       | €1,500 (£1,262)       |

## Standard form of payment

|   |                       |
|---|-----------------------|
| Reservation deposit .....               | €3,000 (£2,525)       |
| Remainder of deposit to 10% .....       | €112,000 (£94,263)    |
| Final Payment of 90% on completion .... | €1,035,000 (£871,087) |

\* 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

Andalucia Alta, built in 1995 is a gated community of 55 apartments and penthouses divided in six buildings. The pool area is in the middle of the blocks. Mature garden area has a playground for children. Each block offers underground parking and elevators. The urbanisation is located at the entrance of Nueva Andalucia. Puerto Banus, supermarkets, restaurants, and the beach are all just a short walk away.

On the entrance floor one finds a living and dining room with access to two terraces with south-west orientation and beautiful sea views. The larger terrace is like a summer living room with BBQ and plenty of space to wine and dine. For the wintertime the living room has an open fireplace. On this floor one finds two bedroom suites. Kitchen is functional but needs updating. Master bedroom suite is on the second floor and from the terrace one can enjoy more sea views! This duplex penthouse is a great for permanent living or for holidays. In the underground garage there is space for two cars and a storage. Easy access by elevator.

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