

# Marbella

## Apartment / Apartamento

€745,000

Ref: X21182



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149 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€745,000 (£622,880)
Transfer tax 7% .....	€52,150 (£43,602)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,254)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,508)
Remainder of deposit to 10% .....	€71,500 (£59,780)
Final Payment of 90% on completion ....	€670,500 (£560,592)

\* 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

Desirable, duplex penthouse for sale. It is located in a peaceful and residential area and only a 5-minute drive to Puerto Banus and nearby beaches. It is surrounded by golf courses and is a short distance from La Quinta Golf club. The complex is gated with a beautiful communal garden and swimming pool.

The property has a southwest orientation with phenomenal sea and mountain views.

Layout:

Main floor: Entrance hallway - guest toilet, large and combined living & dining area with a fireplace leading outside to a spacious terrace which provides plenty of sunshine. One bedroom with en-suite bathroom and access to this terrace. Fully fitted with access to a convenient laundry area. Due to the size of the laundry area, there is space for a potential 3rd bathroom or it can also be used as a storage area.

Second floor: Good size bedroom with en-suite bathroom (with both shower and bathtub) and private terrace. On this level there is also a balcony overlooking La Concha mountain.

There are 2 carports (private).

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