

# Marbella Villa

€4,500,000

Ref: X21189



6



4



1,475 m²



922 m²



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€4,500,000 (£3,893,850)
Transfer tax 7% .....	€315,000 (£272,570)
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% .....	€447,000 (£386,789)
Final Payment of 90% on completion ....	€4,050,000 (£3,504,465)

\* 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

Villa located in the "Altos Reales" urbanization located in Sierra Blanca. Sea views from the ground floor

Surrounded by nature with total privacy and tranquility on a 1500m2 plot.

Very exclusive luxury area where there is private security and access door with 24-hour security guard. The south facing villa is distributed over 2 floors, with 6 bedrooms, 4 complete bathrooms en suite and 2 toilets.

In addition to a large basement with several rooms, GYM, wine cellar and bar.

On the main floor we find; an elegant double-height entrance hall, a spacious and bright main living room with fireplace, a second independent dining room also with fireplace, large kitchen with dining room and laundry room from where you have direct access to the covered outdoor porch and barbecue area.

There are two large bedrooms, both with full en-suite bathrooms located on the main floor.

On the upper floor we find 4 large bedrooms, two of them with access to a fantastic and sunny terrace facing south and open views over the gardens of the urbanization. Also sea views.

The basement has a gym, games room, and a wine cellar.

In total a closed constructed area of 990m2.

Covered parking for several cars inside the plot.

The villa is built with the best qualities and has underfloor heating throughout the house, as well as A/C.

Swimming pool with electrolysis purification using salt and surrounded by gardens with an area of approximately 1000 m2.

The urbanization also offers a large green area with parks for children and paddle tennis courts.

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