

# Marbella Villa

€1,600,000

Ref: X21193



4



5



2,233 m<sup>2</sup>



614 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€1,600,000 (£1,384,480)
Transfer tax 7% .....	€112,000 (£96,914)
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% .....	€157,000 (£135,852)
Final Payment of 90% on completion ....	€1,440,000 (£1,246,032)

\* 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

Impressive independent villa with very large spaces built on one floor and located near the center of Marbella.

Elegant Mediterranean-style villa built in 1986 with vast spaces in all its rooms, surrounded by large windows and sunlight throughout the day.

It has 4 large double bedrooms with en-suite bathrooms, a spectacular and bright living room which in turn is divided into 3 separate living rooms.

A large entrance hall and a huge kitchen that also has a separate laundry room or room for service personnel.

Located on a plot in height from where you have fantastic unobstructed views with the sea in the background and the La Concha mountain.

In the basement there is space for at least 2 cars. In addition to large rooms for various uses or storage.

Completely oriented to the South and surrounded by a garden and terraces, with sunlight throughout the day.

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