

# Marbella Villa

€1,450,000

Ref: X21196



5



4



979 m<sup>2</sup>



475 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 .....	€1,450,000 (£1,254,685)
Transfer tax 7% .....	€101,500 (£87,828)
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% .....	€142,000 (£122,873)
Final Payment of 90% on completion ....	€1,305,000 (£1,129,217)

\* 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

Spacious independent villa with a lot of character in exclusive residential area of Marbella.

This magnificent villa is built on a plot of nearly 1000 sqm and has a total built surface of 475 sqm.

It has a large garden area with fruit trees and barbecue, big swimming pool, two separate parking areas fitting 6 cars in total and spacious storage rooms.

The villa is distributed on two floors as follows. On the ground floor it has a spacious kitchen with utility room and food pantry, lounge with fireplace, living & dining areas, spacious bathroom, washroom and 2 bedrooms. On the first floor, it features another living room also with fireplace and very high ceilings with wooden beams, another bathroom, sauna, and the three remaining bedrooms; all of them with really large built in wardrobes and with access to a terrace.

The villa has unobstructed views to the South and the mountains.

Great opportunity to move into a family home with all comfort in a very residential area very close to the city centre.

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