

Marbella

Duplex/Townhouse / Casa adosada

€720,000

Ref: X21358



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230 m²



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Consumption
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Emissions
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Property Purchase Expenses

Property price	€720,000 (£596,326)
Transfer tax 7%	€50,400 (£41,743)
Notary fees (approx)	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx)	€1,500 (£1,242)

Standard form of payment

Reservation deposit	€3,000 (£2,485)
Remainder of deposit to 10%	€69,000 (£57,148)
Final Payment of 90% on completion	€648,000 (£536,693)

* 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

Discover this spectacular semi-detached house in the Atalaya de Rio Verde urbanization, an exclusive area 20 minutes walk from Puerto Banús, where all services are within your reach, allowing you to walk to supermarkets, restaurants, pharmacies..... Your Strategic location puts you just 5 minutes from the center of Marbella and its La Cañada shopping center, also just 5 minutes from the town of San Pedro de Alcántara, 30 minutes from Malaga airport, and of course with quick and easy access. to the Mediterranean highway.

This spacious and bright home of more than 200m2 invites you to enjoy large terraces, a huge solarium with a cozy chill-out area, and to enjoy meetings with family and friends, surrounded by spectacular views of the mountains and the green areas of the surroundings. The house has a large living room with 3 different areas, 2 areas with windows that lead to a beautiful terrace decorated in the style of an Andalusian patio. To your right, a modern independent kitchen with a window to the living room. In addition, on the upper floor, it has three large and elegant bedrooms, all exterior with large windows that bathe all the rooms in light, 3 full bathrooms, two of them en suite with their bedrooms, a toilet on the ground floor, 40m2 of garage.

underground to protect family vehicles and also has an independent apartment at street level.

In its communal areas, designed to experience relaxation, sports and healthy living, you can enjoy a large swimming pool, beautiful garden areas, gym, sauna, pingpong table and a high-end residential environment.

A unique opportunity to live in a privileged location and enjoy an exceptional lifestyle!
BRF

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