

# Marbella

## Duplex/Townhouse / Casa adosada

### €1,100,000

### Ref: X21381



4



4



168 m<sup>2</sup>



✓



✓



Consumption  
D

Emissions  
D



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

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€1,100,000 (£936,980)
Transfer tax 7% .....	€77,000 (£65,589)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,278)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,555)
Remainder of deposit to 10% .....	€107,000 (£91,143)
Final Payment of 90% on completion ....	€990,000 (£843,282)

\* 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

### COZY HOUSE NEXT TO PUENTE ROMANO

Fantastic house located in one of the most exclusive areas of Marbella just a few minutes from the Golden Mile and Puente Romano close to all kinds of services and just a few minutes from Puerto Banus.

The property is distributed over several floors and has a total of four bedrooms, four bathrooms, living room with fireplace, separate kitchen and terraces.

Established within a beautiful urbanization with a traditional style with a communal pool.

An ideal property for clients who want to enjoy an elegant house in one of the best areas of Marbella.

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