

Marbella

Apartment / Apartamento

€1,997,000

Ref: X21416



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280 m²



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Consumption
G

Emissions
Applied for

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spanish
property
CHOICE

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Property Purchase Expenses

Property price	€1,997,000 (£1,671,249)
Transfer tax 7%	€139,790 (£116,987)
Notary fees (approx)	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx)	€1,500 (£1,255)

Standard form of payment

Reservation deposit	€3,000 (£2,511)
Remainder of deposit to 10%	€196,700 (£164,614)
Final Payment of 90% on completion	€1,797,300 (£1,504,124)

* 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

EXCLUSIVE LISTING!!

Discover luxury and comfort in this spectacular corner duplex penthouse located in the prestigious Playas del Duque development, Edificio Gaviotas, in Puerto Banus! This magnificent property of 280 m² offers five spacious bedrooms and three complete bathrooms, distributed over two floors, designed to satisfy all your needs. The main floor will captivate you with its spacious kitchen with a central island and access to a glazed terrace perfect for enjoying meals in an open and bright environment.

The large L-shaped living and dining room connects to another fabulous terrace with partial views of the sea, the lush gardens and the refreshing swimming pools of the urbanization, offering you an ideal space to relax and enjoy the outdoors. This floor also includes three comfortable bedrooms and two bathrooms, providing more than enough space for the whole family.

On the first floor you will find two additional large bedrooms and a luxurious shared bathroom, as well as a dressing room that offers ample storage space. The property includes a large garage space and a 30 m² storage room, providing you with additional convenience and organisation. Enjoy the tranquillity and security offered by the development with 24-hour concierge and security.

This duplex is surrounded by essential services within walking distance, such as pharmacies, gyms, supermarkets, restaurants and luxury shops, including El Corte Inglés. The proximity to the beach makes this property a perfect choice for both family holidays and an excellent investment. Don't miss this unique opportunity and come and see your next home in Puerto Banus, we are waiting for you!

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