

# Marbella

## Apartment / Apartamento

€2,300,000

Ref: X21447



10



8



630 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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 .....	€2,300,000 (£1,957,530)
Transfer tax 7% .....	€161,000 (£137,027)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,277)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,553)
Remainder of deposit to 10% .....	€227,000 (£193,200)
Final Payment of 90% on completion ....	€2,070,000 (£1,761,777)

\* 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

Investors dream

A rare and unique opportunity to purchase as a package 2 triplex penthouses with panoramic sea views less than 300m from one of the best beaches on the coast, properties linked via the roof with a walkway

and the icing on the cake is the current owners own the whole of the flat roof for the entire building, half for each penthouse with developers rights to build on/above to create more apartments.

Each apartment has either room or has 5 bedrooms with the top floor opening out onto this vast roof area. one of which has a 16 person built jacuzzi

Both apartments are in good condition, the first has a separate studio on the top floor, whilst the other has made the top floor into a chill out lounge and bar area.

the real value to these properties are the ability to increase living accommodation/leisure areas on the roof subject to the local planning laws. Clearly stated in the deeds and on the note simple are developers rights which lasts until 2076.  
apartment 1

open plan lounge kitchen diner, toilet

terrace  
downstairs

3 en suite bedrooms  
roof level

independent studio

roof terrace with irrigation

total build approx 300sm

total including terraces approx 700sm  
apartment 2

lounge diner. separate kitchen

terrace  
downstairs

3 bed 3 bath

steam room,

small gym area  
top floor

bar, lounge area, bathroom

jacuzzi

this can be converted into additional bedrooms

approx build 330sm

total inc terraces 730sm  
Penthouse Duplex, Carib Playa, Costa del Sol.

10 Bedrooms 8 Bathrooms Built 630 m² Terrace 1400 m²