

# Marbella

## Apartment / Apartamento

€4,300,000

Ref: X21471



7



6



490 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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Huércal-Overa Office  
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C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€4,300,000 (£3,720,790)
Transfer tax 7% .....	€301,000 (£260,455)
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% .....	€427,000 (£369,483)
Final Payment of 90% on completion ....	€3,870,000 (£3,348,711)

\* 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

Elevated ground floor apartment in the recently built urbanization of Nine Lions, in Nueva Andalucia, with spectacular sea views.

The apartment offers 7 bedrooms, 5 bathrooms, 3 of them en suite and a guest toilet, with fully equipped kitchen open to the living room, with fireplace and exit to the huge terrace of 150 m2, laundry, plenty of closets ... all on one floor!!!!

Perfect air conditioning, underfloor heating and finishes of the year 2020, date of construction of this semi new property.

Exquisite decoration with optional furniture. Garage spaces for 3 cars and storage room.

Nine Lions is located in Nueva Andalucia, one of the few newly built urbanizations, with 24 hour security, two community pools, an indoor pool and spa and gym area.

Only minutes away from all the amenities of Nueva Andalucia and Puerto Banus and walking distance to the charming Lago de Las Tortugas.

A truly unique property!

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