

# Marbella

## Duplex/Townhouse / Casa adosada

# €695,000

### Ref: X21502



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152 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€695,000 (£578,344)
Transfer tax 7% .....	€48,650 (£40,484)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,248)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,496)
Remainder of deposit to 10% .....	€66,500 (£55,338)
Final Payment of 90% on completion ...	€625,500 (£520,510)

\* 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

Nestled in the heart of Aloha Pueblo, a charming urbanization built in 1985 to resemble a traditional Andalusian village, this beautiful 3-bedroom, 2-bathroom townhouse offers an exceptional blend of comfort, style, and convenience. Ideally located within the community, it is just a few steps from the communal pool and comes with a private garage, ensuring effortless everyday living.

This home is within walking distance of a variety of amenities, including restaurants, shops, and leisure spots, providing a vibrant and convenient lifestyle. With its warm and inviting ambiance, the property boasts high-quality finishes and a charming, homely design, making it ready to move in.

The three bedrooms are located on the lower level, offering privacy and tranquility. The master bedroom features an ensuite bathroom, while the two additional bedrooms share a well-appointed bathroom.

Upon entering the upper level, which features beautiful wooden floors, you'll find a bright and spacious open-plan kitchen, living, and dining area - perfect for entertaining or relaxing by the cozy fireplace. Large windows and a thoughtfully designed layout allow for an abundance of natural light, enhancing the home's welcoming feel.

The top floor boasts a stunning solarium, fully equipped for BBQs, making it the perfect spot for sunbathing or enjoying al fresco dining in the evenings. From here, you can take in breathtaking views of La Concha Mountain and the Mediterranean Sea, creating a truly serene and picturesque setting.

This move-in-ready townhouse is an ideal choice for those seeking a harmonious blend of comfort, luxury, and convenience in the sought-after community of Aloha Pueblo.

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