

Marbella Villa

€7,500,000

Ref: X21527



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3,062 m²



603 m²



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Consumption
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Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



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Property Purchase Expenses

Property price	€7,500,000 (£6,234,975)
Transfer tax 7%	€525,000 (£436,448)
Notary fees (approx)	€750 (£623)
Land registry fees (approx) ...	€750 (£623)
Legal fees (approx)	€1,500 (£1,247)

Standard form of payment

Reservation deposit	€3,000 (£2,494)
Remainder of deposit to 10%	€747,000 (£621,004)
Final Payment of 90% on completion	€6,750,000 (£5,611,478)

* 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 prestigious enclave of La Cerquilla, this remarkable five-bedroom, five-bathroom villa offers an unparalleled blend of elegance, comfort, and natural beauty. Boasting a magnificent south-facing garden, this single-level masterpiece ensures effortless living in a serene and private setting.

The villa's last major refurbishment took place in 2013, with construction carried out by the Bonifacio Solís construction company. In 2024, Matterhorn Estates expertly maintained, renovated, and elegantly decorated the property, enhancing its timeless charm. The esteemed Fantastic Garden company has masterfully enhanced the outdoor space, integrating a diverse array of plant species. The villa has a botanical richness that adds to its allure, creating a serene and lush environment. A majestic ficus tree, deep violet jacaranda in bloom, and soaring Washingtonia Robusta palms create an enchanting atmosphere, enriched by a variety of other exceptional botanical species.

Inside, a gracious entrance hall with a garden sets the tone for the home's refined interiors. The open-plan professional Danespan kitchen, featuring a central island and two dining areas, is a culinary masterpiece. Two expansive living rooms, a home library, and a dedicated office space provide both luxury and functionality. Two of the five sumptuous bedrooms are ensuite, with direct access to the lush gardens.

Designed for modern living, the villa includes a water tank, Lutron lighting, and Technal security windows, ensuring both convenience and security.

This extraordinary property presents a rare opportunity to experience luxury at its finest, boasting an unparalleled location, breathtaking surroundings, and partial golf views that enhance its exclusivity and charm.

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