

Marbella

Duplex/Townhouse / Casa adosada

€749,000

Ref: X21528



3



2



30 m²



204 m²



✓



Consumption
G

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



**spanish
property**
CHOICE

Property Purchase Expenses

Property price	€749,000 (£634,852)
Transfer tax 7%	€52,430 (£44,440)
Notary fees (approx)	€750 (£636)
Land registry fees (approx) ...	€750 (£636)
Legal fees (approx)	€1,500 (£1,271)

Standard form of payment

Reservation deposit	€3,000 (£2,543)
Remainder of deposit to 10%	€71,900 (£60,942)
Final Payment of 90% on completion	€674,100 (£571,367)

* 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

Charming Townhouse in the Centre of Marbella - Steps away from Pirulí

If you are looking for comfort, tranquillity and a privileged location, this townhouse is perfect for you. Located in an exclusive gated community of only 36 homes, with communal pool and daily concierge and gardener service, this property combines privacy and comfort in one of the best areas of Marbella.

Main features of the property:

Surface area: 204 m² constructed and 180 m² useful.

Layout:

Ground floor:

Entrance hall.

Courtesy toilet.

Fully equipped kitchen.

Spacious living-dining room with direct access to a 30 m² private terrace, ideal for outdoor dining.

First floor:

Three bedrooms with fitted wardrobes.

Two complete bathrooms (the master bedroom has a dressing room).

Top floor:

Solarium of 37 m² to enjoy the sun and the views.

Glazed winter terrace of 30 m² with spectacular views of La Concha, the garden and the swimming pool.

Extras and details that make the difference:

Two parking spaces: one underground and one above ground outside.

Air conditioning and central heating.

Gated community with concierge services and garden.

Communal swimming pool in a quiet and well-kept environment.

Privileged location:

A few metres from the emblematic Pirulí and close to all services: schools, restaurants, shops and public transport. All this in one of the most sought after and comfortable areas of Marbella.

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