

# Marbella

Apartment / Apartamento

€500,000

Ref: X21540



2



2



75 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €500,000 (£414,190) |
| Transfer tax 7% .....           | €35,000 (£28,993)   |
| Notary fees (approx) .....      | €750 (£621)         |
| Land registry fees (approx) ... | €750 (£621)         |
| Legal fees (approx) .....       | €1,500 (£1,243)     |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,485)     |
| Remainder of deposit to 10% .....       | €47,000 (£38,934)   |
| Final Payment of 90% on completion .... | €450,000 (£372,771) |

\* 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

Exceptional property totally refurbished located in the Urbanisation Dama de Noche. This property has been refurbished to a very high standard. It is a first floor with morning sun and views to La Concha. It has 2 bedrooms and 2 complete bathrooms. The wardrobes in the bedrooms have been designed to make the most of the space. The bathrooms have new sanitary ware and furniture as well as spacious showers. The kitchen is American style with very good qualities and it is fully equipped with dishwasher, oven, microwave, and a special fridge with bigger capacity. The terrace of about 20 m2 is glazed with Lumon, which allows to use it all year round. It has a garage space. The urbanisation has large gardens, several swimming pools, 6 paddle courts, children's play area, bar-restaurant and 24h security. Possibility to park a second car in the same urbanisation. And a location that allows you to walk to Puerto Banus and very close to all amenities.

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