

# Marbella

## Duplex/Townhouse / Casa adosada

### €1,520,000

### Ref: X21544



5



6



118 m<sup>2</sup>



181 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€1,520,000 (£1,274,505)
Transfer tax 7% .....	€106,400 (£89,215)
Notary fees (approx) .....	€750 (£629)
Land registry fees (approx) ...	€750 (£629)
Legal fees (approx) .....	€1,500 (£1,258)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,515)
Remainder of deposit to 10% .....	€149,000 (£124,935)
Final Payment of 90% on completion ....	€1,368,000 (£1,147,054)

\* 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**

Beautiful house located in the heart of the old town, the city center of Marbella. Recently renovated, it combines the character and charm of typical Andalusian style houses, together with the luxury and contemporary finishes that are distributed throughout the house.

Entering the house, through an elegant and spacious hall, we find a double bedroom with en-suite bathroom, a guest toilet, a kitchen open to a generous living room with fireplace, which lead to a beautiful outdoor patio where you can relax outdoors, even also enjoy having your own intimate Turkish bath, with hot / cold water depending on the season.

On the upper floor, we find another 3 double bedrooms, all with their own en-suite bathroom.

One of the bedrooms has access to a small private outdoor terrace overlooking the inner courtyard.

Going up to the roof terrace, everyone will enjoy an impressive outdoor terrace, which also has a barbecue area, bar and kitchenette.

Additionally, there is a fifth guest bedroom, with en-suite bathroom, also located on the upper terrace. A truly unique gem in the heart of Marbella's old town. Highly recommended for a visit.

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