

# Marbella

## Duplex/Townhouse / Casa adosada

### €675,000

### Ref: X21596



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194 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€675,000 (£573,649)
Transfer tax 7% .....	€47,250 (£40,155)
Notary fees (approx) .....	€750 (£637)
Land registry fees (approx) ...	€750 (£637)
Legal fees (approx) .....	€1,500 (£1,275)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,550)
Remainder of deposit to 10% .....	€64,500 (£54,815)
Final Payment of 90% on completion ....	€607,500 (£516,284)

\* 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 picturesque enclave of Los Potros, Nueva Andalucia, Marbella, this exquisite bungalow offers a harmonious blend of modern convenience and timeless elegance. Exclusively available under sole agency, the property is an ideal choice for discerning buyers seeking a refined lifestyle in one of Malaga's most sought-after locations. With a generous built area of 194m<sup>2</sup>, this residence is meticulously designed to cater to both comfort and style.

The property boasts three spacious bedrooms and two well-appointed bathrooms, ensuring ample space for family living or hosting guests. The interior is adorned with high-quality finishes, including elegant marble floors that enhance the sense of luxury. The open plan kitchen, which comes fully equipped, seamlessly integrates with the living space, creating a welcoming environment for culinary pursuits and social gatherings. Air conditioning with individual units ensures year-round comfort, while a charming fireplace adds a cosy touch during cooler months.

Outdoor living is equally impressive, with a private garden offering a serene retreat for relaxation or entertaining. Multiple terraces, both covered and uncovered, provide versatile spaces to enjoy the Andalusian sunshine or shaded respite. A ground floor patio further enhances the outdoor experience, making it an inviting space for morning coffees or evening soirées. Additionally, the property is part of a community that features a communal pool, perfect for leisurely swims or family fun.

Practical features such as fitted wardrobes and bars add to the functionality and aesthetic appeal of the home. The combination of a private garden and communal amenities ensures a balanced lifestyle, offering both privacy and community interaction. This town house in Los Potros is not just a residence but a statement of sophisticated living, perfectly positioned to enjoy the best of Nueva Andalucia and Marbella.

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