

# Marbella Villa

€1,450,000

Ref: X21666



4



3



1,788 m<sup>2</sup>



385 m<sup>2</sup>



✓



Consumption  
E

Emissions  
E

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## **Property Purchase Expenses**

|                                 |                         |
|---------------------------------|-------------------------|
| Property price .....            | €1,450,000 (£1,254,685) |
| Transfer tax 7% .....           | €101,500 (£87,828)      |
| Notary fees (approx) .....      | €750 (£649)             |
| Land registry fees (approx) ... | €750 (£649)             |
| Legal fees (approx) .....       | €1,500 (£1,298)         |

## **Standard form of payment**

|   |                         |
|---|-------------------------|
| Reservation deposit .....               | €3,000 (£2,596)         |
| Remainder of deposit to 10% .....       | €142,000 (£122,873)     |
| Final Payment of 90% on completion .... | €1,305,000 (£1,129,217) |

\* 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**

**Andalusian Style Villa with Pool and Large Garden - Unique Opportunity!**

Located in a quiet environment, this Andalusian style villa offers 387 m<sup>2</sup> built, ample spaces and endless possibilities to enjoy with the family or as an investment. This distribution is perfect for those looking for comfort and large outdoor areas. On the upper floor, where the entrance is located, there is a master bedroom with fitted wardrobes and access to a private terrace. It also has three additional bedrooms, one of them with en-suite bathroom and built-in wardrobe, while the other two share a large terrace with beautiful views. There is also an office space that can be converted into an extra bedroom if required.

The ground floor stands out for its large living room which is perfectly integrated with the dining room, creating a cosy and luminous space that opens directly onto one of the terraces. The spacious and well laid out kitchen features a central cooking island and a charming breakfast area, and just behind the kitchen is an additional bedroom, ideal for staff or for use as a storage area. Furthermore, this floor offers three terraces, each with its own character: one in front of the kitchen, one connected to the living room and a third one on the side, equipped with a barbecue, perfect for outdoor gatherings. The exterior of the villa is a true paradise, with a spacious garden featuring a large swimming pool in the centre and a jacuzzi on one side. There is also a private garage for two cars and a long driveway for privacy.

This property is an excellent opportunity for those looking to reform and personalise their home in a privileged location. With ample spaces, several terraces and magnificent outdoor areas, it is the ideal place to enjoy the Mediterranean lifestyle.

Don't miss out on this unique opportunity and contact us for more information or a viewing!

MET

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