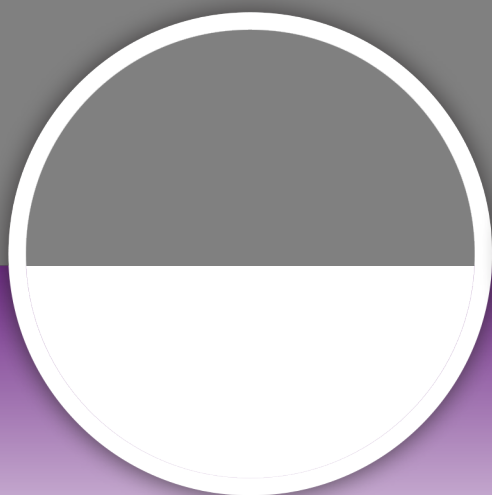


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4



2



1,000 m<sup>2</sup>



200 m<sup>2</sup>



Consumption  
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Emissions  
D

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## Property Purchase Expenses

Property price .....	€1,300,000 (£1,104,805)
Transfer tax 7% .....	€91,000 (£77,336)
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% .....	€127,000 (£107,931)
Final Payment of 90% on completion ....	€1,170,000 (£994,325)

\* 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

This chalet of about 150 m<sup>2</sup>, located in El Rosario with a south orientation, is situated on a 1,000 m<sup>2</sup> plot, just 10 minutes from Marbella and close to the beach, and a little over half an hour from the airport. The construction is practical and functional, featuring large windows that illuminate the interior spaces, near golf courses and a tennis club. The garden offers a tranquil and natural environment. The terrace is a great place to enjoy outdoor meals. Inside, the chalet has a living room with a fireplace and access to the terrace, along with a fully equipped kitchen. The 4 bedrooms are spacious and bright, with 2 full bathrooms and 1 toilet. There is another living room with a kitchen, pantry, and laundry room, providing plenty of usable space. Moreover, we have parking for up to 4 cars and the possibility of expansion, making it a versatile and comfortable place to enjoy daily life. The abbreviated information document is available. Costs: Taxes (ITP or VAT + AJD) + Notarial and registration fees. ARF

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