

# Marbella Villa

€1,595,000

Ref: X21790



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1,350 m<sup>2</sup>



420 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€1,595,000 (£1,357,983)
Transfer tax 7% .....	€111,650 (£95,059)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,277)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,554)
Remainder of deposit to 10% .....	€156,500 (£133,244)
Final Payment of 90% on completion ....	€1,435,500 (£1,222,185)

\* 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 beautifully renovated Andalusian villa, originally built in 1968 and fully updated in 2020, combines classic elegance with contemporary comfort. Situated just 5 minutes walking distance from the beach and 10 minutes by car from Marbella's center, it enjoys charming views of the Mediterranean Sea and La Concha mountain. Set on a spacious 1350 m<sup>2</sup> plot, the villa features 4 bedrooms (+2 separate studios with kitchens and bathrooms) and 3 bathrooms. From the moment you enter the house, a vast space opens up, used as a living room with views of the garden and the sea— a bright area with a fireplace, connected to the semi-open kitchen. On rainy winter days or late autumn, by the fireplace, the villa is equipped with air conditioning in every room and underfloor heating with a water system throughout the house. The pool seems to be nestled in the heart of a tropical forest, surrounded by trees and plants typical of the Costa del Sol region. The vastness of the garden and the chirping of the birds make you feel like you're truly in paradise. Eco-conscious, the villa is equipped with 30 solar panels, reducing electricity consumption. The property also includes a private garage for up to 4 cars and ample storage space. For those looking for an income-generating opportunity, the lower level contains two one-bedroom guest studios, which currently generate over €55,000 annually through platforms like Airbnb and Booking.com. The villa has an accepted Tourist License, in line with the new Holiday Rental Law effective from April 3rd, as confirmed in the latest Nota Simple. The large plot provides the possibility to build another floor or construct one more one-story villa, offering fantastic potential for expansion. Whether you're searching for a luxurious family home or a prime investment property, this villa offers exceptional value and flexibility. Call me today, and I will open the doors for you to see its potential!

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