

Marbella Villa

€3,500,000

Ref: X21917



6



7



2,750 m²



706 m²



✓



✓



Consumption
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Emissions
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CHOICE

Property Purchase Expenses

Property price	€3,500,000 (£3,050,950)
Transfer tax 7%	€245,000 (£213,567)
Notary fees (approx)	€750 (£654)
Land registry fees (approx) ...	€750 (£654)
Legal fees (approx)	€1,500 (£1,308)

Standard form of payment

Reservation deposit	€3,000 (£2,615)
Remainder of deposit to 10%	€347,000 (£302,480)
Final Payment of 90% on completion	€3,150,000 (£2,745,855)

* 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

SPECTACULAR VILLA WITH LARGE PLOT IN GATED COMMUNITY WITH 24-HOUR SECURITY

Impressive villa, located in an exclusive and secure area between Nueva Andalucía and La Quinta, just minutes from Puerto Banús and San Pedro de Alcántara, close to all kinds of services (International School, restaurants, supermarkets, etc.) and surrounded by the best golf courses in the area: La Quinta Golf, Los Naranjos Golf, Aloha Golf, etc.

Large Mediterranean-style villa, spread over a total of four floors.

On the main floor, the property features a spacious living room with a dining area, two bedrooms with en-suite bathrooms, a large kitchen, and a guest toilet.

The upper floor features three large bedrooms with en-suite bathrooms. The master bedroom also has a dressing area and a terrace with beautiful views of the sea, the golf course, and the mountains.

The upper floor of the property offers an office area.

On the basement level, the property offers a two-car garage, a separate apartment with a bedroom, bathroom, living room, and kitchen. There is also a spa area, a wine cellar, a machine room, a large storage room, and more.

Externally, the property boasts a large 2,750 m2 plot with a private pool, a spacious garden, and parking for several cars.

Located within an exclusive and private residential area with 24-hour security.

An ideal property for clients who want to enjoy a very secure property with a large plot and lots of potential, located in one of the most sought-after areas of Marbella.

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