

# Marbella Villa

€1,795,000

Ref: X21999



3



2



783 m<sup>2</sup>



359 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,795,000 (£1,511,031)
Transfer tax 7% .....	€125,650 (£105,772)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,263)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,525)
Remainder of deposit to 10% .....	€176,500 (£148,578)
Final Payment of 90% on completion ...	€1,615,500 (£1,359,928)

\* 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

Discover this delightful 3-bedroom Spanish-style villa for sale in the heart of La Campana, Nueva Andalucia—an ideal location just minutes from the vibrant Puerto Banús, pristine beaches, and a wide array of restaurants, shops, and everyday conveniences.

The home features a spacious living and dining area, a fully equipped kitchen, and seamless access to a private terrace, lush garden, and a heated swimming pool—perfect for year-round outdoor enjoyment. With 3 bedrooms and 2 bathrooms, the villa also offers a private garage and sits on a generously sized plot.

Thoughtful extras such as a cozy fireplace, solar heating, electric shutters, an advanced alarm system, and a garden irrigation setup enhance both comfort and convenience.

This is an excellent opportunity to embrace the Marbella lifestyle in one of its most sought-after neighborhoods.

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