

Marbella Villa

€3,500,000

Ref: X22072



6



7



2,000 m²



327 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€3,500,000 (£2,944,200)
Transfer tax 7%	€245,000 (£206,094)
Notary fees (approx)	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx)	€1,500 (£1,262)

Standard form of payment

Reservation deposit	€3,000 (£2,524)
Remainder of deposit to 10%	€347,000 (£291,896)
Final Payment of 90% on completion	€3,150,000 (£2,649,780)

* 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

****Detached Villa in Rocio de Nagueles ****

Discover this charming independent villa located in the coveted area of Nagueles, next to Sierra Blanca, offering an excellent location and easy access.

This villa enjoys a high sense of privacy. South-facing property that enjoys sunlight most of the day, making it a bright and welcoming home.

Set on a generous 2000 m² plot, the villa boasts an extensive sunny garden perfect for outdoor activities and relaxation. The main floor features 5 spacious bedrooms and 4 bathrooms, ensuring ample spaces for family and guests. Additionally, a sixth bedroom is situated in the tower, complete with an en-suite bathroom and a private terrace with open views.

The large kitchen is equipped with a cleaning room and laundry room, while the generous living room is adorned with large windows that open up to a sunny main terrace.

There is a basement floor designed for entertainment, featuring a games room with a sauna and bathroom. Practical amenities include a pool engine room and storage rooms for gardening tools. The garden is enhanced by a pool and a summer shed, perfect for enjoying the warm weather. A covered garage accommodates 2 cars.

With 456 m² of constructed space, this villa offers 6 bedrooms, 6 bathrooms, built-in wardrobes, and storage rooms. The property is in good condition.

Embrace the opportunity to invest in this exceptional villa with a south-facing orientation on a 2000 m² plot in a prestigious and consolated area of Nagueles.

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