

# Marbella

## Apartment / Apartamento

€495,000

Ref: X22252



2



2



49 m<sup>2</sup>



75 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€495,000 (£423,324)
Transfer tax 7% .....	€34,650 (£29,633)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,566)
Remainder of deposit to 10% .....	€46,500 (£39,767)
Final Payment of 90% on completion ....	€445,500 (£380,992)

\* 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

Step into this beautifully appointed 2-bedroom ground-floor apartment located in the prestigious Dama de Noche residential complex, just a stone's throw from Puerto Banús. Designed with a clean, Scandinavian aesthetic, the home blends bright, open spaces with functional elegance and natural materials.

The open-plan living and dining area is filled with natural light, thanks to large sliding glass doors that lead directly to the private terrace and garden. Crisp white walls and minimalist furniture give the space a calm, airy feel. A sleek, fully equipped kitchen integrated appliance, and smooth stone countertops flows seamlessly into the dining space.

The master bedroom has direct access to the garden, while the second bedroom is ideal for guests or a home office. Both rooms reflect the Nordic influence with soft colour palettes, cosy textures, and clean lines.

A spacious covered terrace opens to a private paved garden — an ideal space for alfresco dining, sunbathing, or relaxing with a book in the shade. Being on the ground floor, the apartment enjoys convenient access to the lush communal gardens and walkways.

The community of Dama de Noche enjoys amenities such as 24-Hour Security, two Large Swimming pools with Sun Loungers, Tennis and Paddle Courts, beautifully landscaped tropical gardens, on-Site Restaurant and Café (seasonal) Children's Play Area and ample parking space for guests.

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