

# Marbella Villa

€1,850,000

Ref: X22290



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3



500 m<sup>2</sup>



282 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€1,850,000 (£1,604,505)
Transfer tax 7% .....	€129,500 (£112,315)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,301)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,602)
Remainder of deposit to 10% .....	€182,000 (£157,849)
Final Payment of 90% on completion ....	€1,665,000 (£1,444,055)

\* 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**

Located in the exclusive area of Los Porquerolos, this villa is much more than just a residence: it's a space designed to enjoy comfort, privacy, and the beauty of the Mediterranean. Its surroundings combine the tranquility of a residential neighborhood with the convenience of being close to everything you need: schools, shops, restaurants, and the best beaches on the Costa del Sol are just minutes away. Additionally, Marbella and Puerto Banús are a short drive away, and Málaga Airport is only 40 minutes via the AP-7 highway.

The villa has been designed to offer a unique experience in every corner. Its open-plan layout allows for a seamless connection between the living room, dining area, and kitchen, creating a spacious and welcoming atmosphere. Natural light floods every room, highlighting the elegant design details. The kitchen, with a central island and modern finishes, is the perfect gathering spot for informal meetings or family dinners.

The bedrooms have been designed with comfort and privacy in mind. Each one has its own terrace, perfect for enjoying moments of relaxation outdoors. The master suite, in addition to its spacious walk-in closet and luxury bathroom, offers access to a balcony with panoramic views.

What truly makes this villa exceptional is its outdoor area. The private pool, surrounded by a spacious terrace, invites you to cool off during sunny days. The pergola with a seating area, along with the built-in barbecue and wood-fired oven, create the perfect setting for outdoor gatherings and evenings. The well-maintained gardens and exterior patio add a touch of exclusivity and harmony.

This villa is the perfect combination of style, location, and quality of life. A home designed to be enjoyed to the fullest, whether relaxing by the pool, hosting unforgettable gatherings, or exploring all that San Pedro de Alcántara and its surroundings have to offer.

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