

# Marbella Villa

€2,100,000

Ref: X22302



4



4



572 m²



226 m²



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€2,100,000 (£1,814,820)
Transfer tax 7% .....	€147,000 (£127,037)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,593)
Remainder of deposit to 10% .....	€207,000 (£178,889)
Final Payment of 90% on completion ....	€1,890,000 (£1,633,338)

\* 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**

Welcome to this fantastic 4 bedroom and 4 bathroom villa in the heart of Nueva Andalucía, Marbella. Main level with social areas, open kitchen fully equipped with appliances from Miele and Siemens. Master bedroom with bathroom en-suite. Another bedroom with a separate bathroom/toilet for guests. Access to a big terrace in south location and the roof top terrace. Ground level with 2 more bedrooms with bathrooms en-suite and a laundry. Terrace with a pergola and a outdoor bar next to the heated pool facing west with lovely sun almost all day. Carport for 2 cars and prepared for charging electric cars. In the nearby area you have restaurants, supermarket and other amenities within walking distance, several golf courses and the beach can be reach with less than 5 min in car.

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