

# Marbella

## Apartment / Apartamento

€729,000

Ref: X22324



3



2



120 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€729,000 (£621,764)
Transfer tax 7% .....	€51,030 (£43,523)
Notary fees (approx) .....	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx) .....	€1,500 (£1,279)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,559)
Remainder of deposit to 10% .....	€69,900 (£59,618)
Final Payment of 90% on completion ....	€656,100 (£559,588)

\* 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

Charming Elevated Ground Floor 3-Bedroom Apartment with Sea and Garden Views – Nueva Andalucía  
Welcome to this beautifully presented elevated ground floor apartment located in the exclusive Las Tortugas de Aloha urbanization, one of Nueva Andalucía's most peaceful and private residential communities. Nestled in the hills just above the Golf Valley, Las Tortugas offers a blend of natural beauty, tranquility, and easy access to all the best of Marbella. The urbanization is well-maintained and secure, featuring Mediterranean-style architecture, beautifully landscaped gardens, and a lovely communal pool with panoramic views. Just a short walk away lies Lago de Las Tortugas (Turtle Lake)—a hidden gem in the area, ideal for relaxing strolls, morning runs, or weekend picnics surrounded by nature. This spacious 3-bedroom, 2-bathroom apartment is bathed in natural light, thanks to large terrace doors that open from the generous living and dining area onto a wide, elevated terrace. A sleek, fully fitted white kitchen sits just off the living space, perfect for preparing meals for family and guests. To the left of the main living area, you'll find all bedrooms and bathrooms thoughtfully arranged for privacy and convenience. The master suite features an en-suite bathroom and direct access to the terrace, where you can enjoy open views of lush gardens and the shimmering sea beyond.  
Additional features include:  
A private underground garage space  
An atypically large storeroom—ideal for extra storage, bikes, or sports gear  
Access to a quiet communal pool and sunbathing area  
Las Tortugas is a gated and quiet development, yet it's only minutes away from the vibrant life of Puerto Banús, several top-tier golf courses, international schools, and a variety of restaurants and shops.  
This is a perfect home for those seeking a blend of relaxed living, natural surroundings, and easy access to Marbella's lifestyle offerings.

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