

Marbella Villa

€1,935,000

Ref: X22339



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963 m²



327 m²



✓



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Consumption
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Emissions
Applied for

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Property Purchase Expenses

Property price	€1,935,000 (£1,651,910)
Transfer tax 7%	€135,450 (£115,634)
Notary fees (approx)	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx)	€1,500 (£1,281)

Standard form of payment

Reservation deposit	€3,000 (£2,561)
Remainder of deposit to 10%	€190,500 (£162,630)
Final Payment of 90% on completion	€1,741,500 (£1,486,719)

* 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 beautifully maintained family villa, located in a quiet and secure gated urbanisation. Whether you're seeking a holiday retreat or a full-time residence, this home offers the perfect balance of comfort, space, and practicality. Set on a generous 963 m² flat plot, the property offers excellent outdoor space, privacy, and a lovely flow between indoor and outdoor living.

As you step into the bright and welcoming entrance hall, you immediately sense the special atmosphere of the house. The ground floor features a thoughtfully designed layout with a guest toilet, an open-plan kitchen seamlessly connected to the dining and living area, and a spacious en-suite double bedroom with direct access to the terrace and garden.

The fully refurbished kitchen is a standout feature—modern, functional, and equipped with dual access to both sides of the house. Adjacent to the kitchen is a versatile space currently used as a TV room, easily adaptable to suit the future owner's needs.

Upstairs, you'll find two double bedrooms sharing a bathroom, one of which has its own charming south-facing terrace. Both rooms offer generous wardrobe space. The master suite is truly impressive—originally two bedrooms, it now offers a large sleeping area, a refurbished bathroom with underfloor heating, and its own private terrace.

The lower level provides additional flexibility with a toilet and extra space that could easily be converted into an additional suite. Currently, it serves as an office, laundry area, storage, and garage.

The garden is a true highlight, featuring a saltwater heated pool with an electric cover, perfect for year-round enjoyment.

And for those who appreciate nature and fresh produce, the property also boasts fig, lemon, and cumquat trees.

A bright, welcoming home with an unbeatable flow—this villa is a true gem for family living in the sun.

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