

# Marbella

## Apartment / Apartamento

€485,500

Ref: X22478



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174 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €485,500 (£418,938) |
| Transfer tax 7% .....           | €33,985 (£29,326)   |
| Notary fees (approx) .....      | €750 (£647)         |
| Land registry fees (approx) ... | €750 (£647)         |
| Legal fees (approx) .....       | €1,500 (£1,294)     |

## **Standard form of payment**

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,589)     |
| Remainder of deposit to 10% .....       | €45,550 (£39,305)   |
| Final Payment of 90% on completion .... | €436,950 (£377,044) |

\* 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**

This modern, open-plan apartment offers two spacious bedrooms and two stylish bathrooms. The stunning open plan kitchen with a large island connects seamlessly to the dining area and living room with access to a large west-facing terrace – the perfect place to enjoy sunsets and peaceful afternoons. The master bedroom also has its own access to the terrace, and the second bedroom has its own separate smaller terrace, which offers more privacy and relaxation opportunities.

The apartment includes its own garage space and a large storage room which is accessible by elevator.

The house community has a spectacular swimming pool area with wonderful views all the way to the sea.

The gated community of Las Tortugas de Aloha guarantees a safe and comfortable environment, with all services nearby. Puerto Banus' lively harbor and restaurants are only a 10-minute drive away, making the location excellent. This apartment is perfect for both relaxation and active living in Marbella!

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