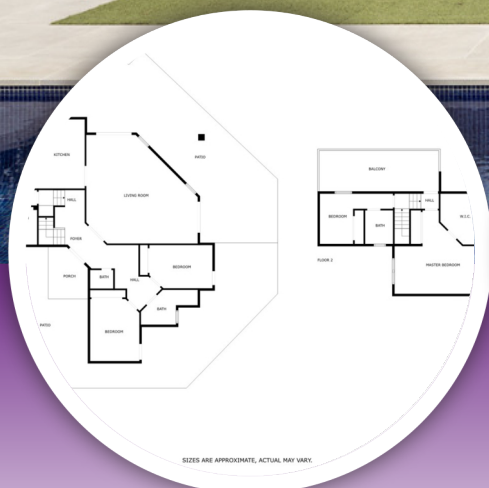


Marbella

Duplex/Townhouse / Casa adosada

€3,400,000

Ref: X22480



5



4



1,000 m²



371 m²



✓



✓



Consumption
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Emissions
Applied for

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Property Purchase Expenses

Property price	€3,400,000 (£2,933,860)
Transfer tax 7%	€238,000 (£205,370)
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%	€337,000 (£290,797)
Final Payment of 90% on completion	€3,060,000 (£2,640,474)

* 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 exquisitely refurbished villa enjoys an enviable location just 180 meters from the pristine sandy shores of Las Chapas Playa. Offering five sumptuous bedrooms and four impeccably appointed bathrooms, it is nestled on an expansive, south-west-facing plot, with every convenience and leisure facility merely a short walk away.

The outdoor living experience is unparalleled, featuring a generously proportioned entertainment area complete with a state-of-the-art kitchen and bar. Equipped with both gas and charcoal barbecues, a flat-screen TV, and a cozy fire pit, this sophisticated space is designed for all seasons. Ingeniously, the area can be fully enclosed to ensure year-round comfort.

Meticulously refurbished with uncompromising attention to detail, the villa exudes timeless elegance and modern functionality. The main floor unveils a luminous, double-height living room with soaring floor-to-ceiling windows, seamlessly connecting to a partially covered terrace. Adjacent lies a fully equipped kitchen with a charming breakfast nook, accompanied by convenient access to the laundry and storage rooms. This level accommodates three thoughtfully designed bedrooms—two sharing a bathroom and one with an ensuite.

Ascending to the first floor, you will find two opulent ensuite bedrooms, including one with an expansive walk-in wardrobe. A sun-drenched terrace on this level captures natural light throughout the day, offering an idyllic retreat.

Distinctive wooden accents, handcrafted by a masterful local artisan, lend a touch of bespoke artistry throughout the home. The villa further benefits from underfloor heating, ensuring year-round comfort.

The lushly landscaped garden is a haven of tranquility, boasting a 10x5 metre heated pool complete with a Jacuzzi, surrounded by ample space for outdoor recreation and leisure. Parking for up to three vehicles adds to the convenience of this remarkable property.

Situated within a leisurely stroll of the beach, this villa represents a harmonious blend of luxury, comfort, and location—a true coastal masterpiece.

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