

# Marbella

## Apartment / Apartamento

€575,000

Ref: X22835



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109 m<sup>2</sup>



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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



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## Property Purchase Expenses

Property price .....	€575,000 (£495,708)
Transfer tax 7% .....	€40,250 (£34,700)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€54,500 (£46,984)
Final Payment of 90% on completion ....	€517,500 (£446,137)

\* 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

Are you looking for a property for sale that has restaurants, supermarkets, bars and sporting facilities right on the doorstep? Los Dragos is one of the most popular and sought-after residential developments due to the proximity to absolutely everything you could need to enjoy your life in the sunshine. Therefore, do not miss out on this listing as properties in this development are not on the market for long!

Inside comprises a kitchen, two bedrooms, two bathrooms, spacious dining and living room with cosy fireplace, direct access to terrace and garden area. The terrace offers a beautiful spot for enjoying some al fresco dining with friends and family! Nice view of the greenery and La Concha mountain.

Los Dragos is a gated community front line Aloha and follows the shape of a horse shoe, with a lovely community pool in the heart. The facilities are excellent with a tennis court, squash court, communal area/library, sauna and gym. The location of Los Dragos is so privileged as you have everything you could ever need on your doorstep. This includes a supermarket, an array of restaurants and bars, sporting facilities and cafes. If you are a golf fan, you could also not be in a better location as you are situated on the Aloha Golf Course. In addition, you have all the other golf courses all around you including Las Brisas, Magna Marbella and Los Naranjos.

This apartment is an unbeatable investment opportunity in the heart of Nueva Andalucia.

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