

# Marbella

## Apartment / Apartamento

€745,000

Ref: X20955



3



2



120 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€745,000 (£622,880)
Transfer tax 7% .....	€52,150 (£43,602)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,254)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,508)
Remainder of deposit to 10% .....	€71,500 (£59,780)
Final Payment of 90% on completion ...	€670,500 (£560,592)

\* 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

Beautiful raised ground floor apartment with partial sea views in the popular urbanisation of Tortugas, just a stones throw away from the beautiful lake, and also within a short driving distance to Aloha college

and the commercial centre of Puerto Banus.

renovated kitchen, partial open leading to the spacious lounge diner. which in turn leads out to the large terrace with views down to the coast and of the excellent pool and garden area.

3 good sized double bedrooms the master having en suite, a further full bathroom.

parking space and large storage with mezzanine floor giving double space.

this is one of the most popular complexes in the area and a rare treat to offer for sale  
Ground Floor Apartment, Nueva Andalucía, Costa del Sol.

3 Bedrooms, 2 Bathrooms, Built 120 m<sup>2</sup>, Terrace 35 m<sup>2</sup>.  
Setting : Close To Golf, Close To Town.

Orientation : South.

Condition : Good.

Pool : Communal.

Climate Control : Air Conditioning, Fireplace.

Views : Sea, Panoramic, Garden.

Features : Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Storage Room, Ensuite Bathroom, Marble Flooring, Double Glazing.

Furniture : Part Furnished.

Kitchen : Fully Fitted.

Garden : Communal, Landscaped.

Security : Gated Complex.

Parking : Underground.

Utilities : Electricity.

Category : Holiday Homes.

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