

# Marbella

## Apartment / Apartamento

€759,000

Ref: X20991



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214 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€759,000 (£635,192)
Transfer tax 7% .....	€53,130 (£44,463)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,255)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,511)
Remainder of deposit to 10% .....	€72,900 (£61,009)
Final Payment of 90% on completion ....	€683,100 (£571,673)

\* 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

Nestled just 100 meters from the golden sands of Elviria Beach, this stunning ground-floor apartment is a dream holiday destination. Situated in the prestigious White Pearl Beach community, renowned for its exceptional upkeep and premium amenities, residents enjoy access to a large communal pool, a dedicated children's pool, and beautifully maintained grounds—perfect for families and beach lovers alike.

This property offers unparalleled convenience with an array of essential amenities just a short walk away. From pharmacies, supermarkets, and banks to a wide selection of restaurants and cafes, everything you need for a stress-free life is within easy reach.

The apartment boasts two expansive terraces, facing east and west to maximize sunlight throughout the day. Whether you're enjoying your morning coffee in the warmth of the sunrise or relaxing in the cool evening breeze, these terraces provide the perfect setting for outdoor living. One terrace is partially glazed, offering a versatile space for year-round use, even during the cooler months.

Step inside to discover a thoughtfully designed layout combining comfort and modern style. The recently renovated kitchen features sleek, contemporary finishes and updated flooring, making it both functional and inviting. The property includes two spacious bedrooms, with the master bedroom featuring an en-suite bathroom and direct terrace access, seamlessly blending indoor and outdoor living.

The property includes a dedicated parking space in a secure underground garage, ensuring convenience and security for both residents and visitors.

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