

Marbella Villa

€8,300,000

Ref: X21261



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693 m²



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Consumption
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Emissions
Applied for

Tel: +34 950 615 388
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	€8,300,000 (£6,906,845)
Transfer tax 7%	€581,000 (£483,479)
Notary fees (approx)	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx)	€1,500 (£1,248)

Standard form of payment

Reservation deposit	€3,000 (£2,496)
Remainder of deposit to 10%	€827,000 (£688,188)
Final Payment of 90% on completion	€7,470,000 (£6,216,161)

* 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

Luxurious Living on Marbella's Golden Mile

Discover unparalleled luxury on Marbella's prestigious Golden Mile. This exquisite semi-detached villa is part of an exclusive development, offering the ultimate in contemporary living. Just a 2-minute walk from the renowned Puente Romano Hotel & Resort and a mere 100 meters from Marbella's stunning beaches, this property represents the epitome of sophisticated coastal living.

Designed by one of Marbella's leading architects, this home is built over four levels and features the finest quality materials and exceptional attention to detail. The ground floor's expansive living area, the first-floor master bedroom suite, and the rooftop terrace all offer breathtaking views of the Mediterranean Sea. The rooftop terrace boasts a private swimming pool, an outdoor cinema, and ample space for al fresco dining and relaxation.

The villa's design revolves around a central patio adorned with olive trees, infusing the interiors with natural light.

High-quality porcelain tiles, a bespoke kitchen equipped with top-of-the-line Gaggenau appliances, and sleek Bora induction hob highlight the commitment to luxury and functionality.

The first floor presents a sensational master bedroom suite with double-height ceilings, glass-fronted walk-in wardrobes, and a luxurious bathroom complete with an oversized shower and a standalone bathtub overlooking the terrace and the Mediterranean beyond. Two additional exquisitely designed bedroom suites on this floor feature opulent bathrooms.

This home is not just about luxury but also about embracing the future. Impeccable lighting, sound, and telecommunication systems, including ambient LED lighting, Sonance sound, and a comprehensive smart home system, ensure an unparalleled living experience.

Located in a fully-gated community with lush landscaped gardens and an infinity pool, this property offers a serene oasis amidst the vibrancy of Marbella. Proximity to fine dining, a luxurious spa, tennis club, and vibrant nightlife at the Puente Romano Hotel & Resort adds to its allure. Experience refined living at its best, where modernity and sophistication blend seamlessly.

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