

Marbella Villa

€3,250,000

Ref: X21291



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839 m²



380 m²



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Consumption
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Emissions
Applied for

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Property Purchase Expenses

Property price	€3,250,000 (£2,701,920)
Transfer tax 7%	€227,500 (£189,134)
Notary fees (approx)	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx)	€1,500 (£1,247)

Standard form of payment

Reservation deposit	€3,000 (£2,494)
Remainder of deposit to 10%	€322,000 (£267,698)
Final Payment of 90% on completion	€2,925,000 (£2,431,728)

* 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

Discover unparalleled luxury in this stunning 4-bedroom, 4-bathroom villa located in the prestigious area of Nueva Andalucía. Designed for those who seek the finest in comfort and style, this property offers everything needed for a sophisticated lifestyle.

Step into a spacious living room perfect for relaxation and a dining room ideal for hosting elegant gatherings. The villa boasts modern underfloor heating throughout, ensuring year-round comfort. A guest toilet adds convenience for visitors. Outdoors, you'll find an inviting infinity pool that merges seamlessly with panoramic views, creating the perfect setting for relaxation or entertaining. The outdoor barbecue area and private terrace are ideal for enjoying al fresco dining with family and friends while taking in the stunning surroundings.

Fitness enthusiasts will appreciate the private gym and sauna, offering wellness at your fingertips. For entertainment, this villa features a cinema room, perfect for movie nights, and a luxurious wine cellar for connoisseurs to store their finest collections.

The villa features stunning views of the pool and surrounding landscape, enhancing the sense of tranquility and exclusivity that this home provides.

Whether you're seeking a permanent residence or a vacation retreat, this property offers the ultimate in luxury living. Don't miss the opportunity to own a home that combines elegance, modern comfort, and exceptional design in one of Nueva Andalucía's most sought-after areas.

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