

# Marbella

## Apartment / Apartamento

€599,000

Ref: X21445



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98 m<sup>2</sup>



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Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€599,000 (£519,201)
Transfer tax 7% .....	€41,930 (£36,344)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,300)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,600)
Remainder of deposit to 10% .....	€56,900 (£49,320)
Final Payment of 90% on completion ....	€539,100 (£467,281)

\* 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**

Welcome to Your Dream Home by the Beach – Urbanisation Villas 11 in Cortijo Blanco

Just 600 meters from the sea, this newly renovated apartment is located in the highly sought-after area of Cortijo Blanco. Here, you will enjoy the charm of the coastal lifestyle, with easy access to the scenic beachfront promenade lined with delightful restaurants and cozy cafés, perfect for spending quality time with family and friends while embracing the fresh sea breeze.

This apartment is ideal for those seeking a move-in-ready home by the beach. It features two bright and spacious bedrooms with built-in wardrobes, offering both functionality and comfort. Additionally, the home includes a modern, fully tiled bathroom and a newly renovated open-plan kitchen that seamlessly connects to a cozy living and dining area, perfect for entertaining and social gatherings.

As an added bonus, the property boasts a charming private patio, where you can relax and unwind while soaking up the afternoon sun with a cup of coffee or a glass of wine.

The exclusive urbanisation consists of only 11 bungalow apartments, providing a large communal swimming pool, beautifully maintained green areas, and a private carport, ensuring convenience and security.

This is a rare opportunity to experience the best of coastal living in one of Marbella's most picturesque and desirable locations.

Don't hesitate to contact us for more information or to schedule a private viewing – we look forward to helping you find your perfect home!

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