

# Marbella

## Duplex/Townhouse / Casa adosada

# €1,450,000

### Ref: X21614



3



4



588 m<sup>2</sup>



182 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,450,000 (£1,219,276)
Transfer tax 7% .....	€101,500 (£85,349)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,261)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,523)
Remainder of deposit to 10% .....	€142,000 (£119,405)
Final Payment of 90% on completion ...	€1,305,000 (£1,097,348)

\* 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

### HOUSE WITH SEA VIEWS AND LARGE GARDEN IN A SECURED URBANIZATION

Fantastic family home, just a few minutes from the center of Marbella next to the best beaches, close to services and several of the best golf courses in the area.

Elegant and spacious house distributed over a total of two floors plus basement.

It has a total of three bedrooms, three bathrooms plus a toilet, a large living room with fireplace and dining area, a large independent kitchen and a terrace with sea views from the first floor.

The basement has a large space as well as a laundry area and garage for several cars.

Outside it has a large private garden of almost 600m<sup>2</sup>.

Established within one of the most sought-after urbanizations in Marbella, it has 24-hour security, community pools and gardens.

An ideal property for clients who want to enjoy a comfortable and spacious family home in one of the best urbanizations in Marbella.

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