

# Marbella

## Apartment / Apartamento

€699,000

Ref: X21796



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142 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€699,000 (£598,652)
Transfer tax 7% .....	€48,930 (£41,906)
Notary fees (approx) .....	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx) .....	€1,500 (£1,285)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,569)
Remainder of deposit to 10% .....	€66,900 (£57,296)
Final Payment of 90% on completion ....	€629,100 (£538,786)

\* 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 this stunning ground-floor apartment between Puerto Banus and San Pedro de Alcántara, offering the perfect blend of comfort, style, and an unbeatable location. This beautiful two-bedroom, two-bathroom home, with one en-suite, boasts a desirable southwest orientation, ensuring abundant natural light throughout the day. Step inside to discover a spacious living area that seamlessly connects to a generous terrace, ideal for enjoying the Mediterranean climate.

The master bedroom features an elegant en-suite bathroom and direct access to the terrace, creating a private retreat. The second bedroom is bright and well-sized, with easy access to the additional bathroom. The apartment includes a private underground parking space and a large storage room, offering both convenience and security. The gated community is designed for relaxation, featuring beautifully landscaped gardens, tranquil ponds, and a pristine swimming pool.

Situated just a short walk from the beach and the Guadalpin Hotel, and only minutes from Puerto Banús and San Pedro, this home provides easy access to some of the best dining, shopping, and leisure options on the Costa del Sol. Whether you're looking for a permanent residence, a holiday home, or an investment opportunity, this ground-floor apartment is a rare find in one of Marbella's most sought-after locations.

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