

# Marbella

## Apartment / Apartamento

€400,000

Ref: X20994



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110 m<sup>2</sup>



✓



Consumption  
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Emissions  
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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €400,000 (£334,752) |
| Transfer tax 7% .....           | €28,000 (£23,433)   |
| Notary fees (approx) .....      | €750 (£628)         |
| Land registry fees (approx) ... | €750 (£628)         |
| Legal fees (approx) .....       | €1,500 (£1,255)     |

## Standard form of payment

|  |                     |
|--|---------------------|
| Reservation deposit .....              | €3,000 (£2,511)     |
| Remainder of deposit to 10% .....      | €37,000 (£30,965)   |
| Final Payment of 90% on completion ... | €360,000 (£301,277) |

\* 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

Flat for sale in private urbanization in Rio Real, Marbella.

We offer you the opportunity to acquire a wonderful flat of 110 sqm in one of the most exclusive areas of Marbella: Rio Real. This beautiful flat has: 2 bedrooms and 2 complete bathrooms, a large living room of almost 40sqm, which offers you an open and bright living space, ideal to enjoy family life or to receive your friends.

It also has a beautiful south facing terrace, where you can enjoy a wonderful peacefulness, privacy, and panoramic views of the golf course, making the best use of the sun all day long.

Covered parking space, providing comfort and security for your car.

The property is located in a private urbanisation, with beautifully maintained gardens and a communal swimming pool, perfect for relaxing.

Located just 20 minutes walk from the beach and the famous Trocadero Arena beach bar.

This property is only a 5 minute drive to La Cañada shopping centre, Marbella town centre, the hospital, national and international schools. Furthermore, Malaga airport is only 40 minutes away by car.

Don't miss the opportunity to live in a unique place, surrounded by nature, tranquillity and close to all the services and points of interest that Marbella has to offer.

Come and see it and make it yours!

The Abbreviated Information Document is at your disposal. Expenses: Taxes (ITP or VAT+AJD) + notary and registration expenses. ARF

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