

# Marbella

## Apartment / Apartamento

€1,200,000

Ref: X21037



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112 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,200,000 (£1,003,296)
Transfer tax 7% .....	€84,000 (£70,231)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,254)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,508)
Remainder of deposit to 10% .....	€117,000 (£97,821)
Final Payment of 90% on completion ...	€1,080,000 (£902,966)

\* 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

Presenting an elegant and inviting apartment in the prestigious Puerto Banús, conveniently located next to El Corte Inglés and Plaza Antonio Banderas. This refined residence features 2 spacious bedrooms and 2 modern bathrooms, perfectly combining comfort and style.

The expansive living room seamlessly integrates with an open-plan designer kitchen, creating an ideal space for both entertaining and everyday living. Additional amenities include a dedicated storage room and a private parking space for added convenience.

Residents can enjoy the beautifully landscaped garden with lush greenery and a serene swimming pool, perfect for relaxation. The community is secured with 24-hour security, ensuring a safe and tranquil living environment.

Living in Puerto Banús offers unparalleled access to top-tier amenities and the picturesque harbor, making this apartment an exceptional opportunity for those seeking a sophisticated and convenient lifestyle in one of the most sought-after locations.

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