

# Marbella

## Apartment / Apartamento

€335,000

Ref: X21049



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80 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€335,000 (£286,660)
Transfer tax 7% .....	€23,450 (£20,066)
Notary fees (approx) .....	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx) .....	€1,500 (£1,284)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,567)
Remainder of deposit to 10% .....	€30,500 (£26,099)
Final Payment of 90% on completion ....	€301,500 (£257,994)

\* 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

We present this charming 80m<sup>2</sup> flat in the heart of Puerto Banus, Marbella, at a very attractive price. This property offers an excellent opportunity for those looking for a cosy home in one of the sunniest regions of Spain. It is also perfect for those looking for a good investment, both for its location in a gated community in Puerto Banus and for its potential for high rental income.

The flat has a spacious bedroom and a full bathroom. Its functional design maximises space, creating a warm and welcoming atmosphere. It also has large windows that allow natural light to flood in, enhancing the beauty of the interior. From the living-dining room we have views to an Andalusian patio.

The development is located in the heart of the famous Puerto Banus. A few meters from the marina of Puerto Banus where you can find restaurants, fashion shops, yachts and luxury cars and a large influx of international tourists. Next to all services such as El Corte Ingles. And surrounded by numerous golf courses.

This gated complex has a concierge. Spacious gardens where you can relax and sunbathe in peace and quiet. Swimming in one of the 5 swimming pools, playing paddle tennis or simply relaxing. For added security there are surveillance cameras.

Located in a privileged area, you will enjoy the proximity to beaches, restaurants and local shops. Marbella is famous for its warm climate and rich culture, making it a perfect place to live or holiday, so don't miss the opportunity to visit this wonderful flat and make it your new home!

Optional garage for only 37.000€.

80 m<sup>2</sup> built

IBI flat 646,66€/year

IBI Rubbish 185€/year

Community flat 128,35€/month.

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