

# Marbella

Apartment / Apartamento

€300,000

Ref: X21103



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156 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 .....	€300,000 (£247,824)
Transfer tax 7% .....	€21,000 (£17,348)
Notary fees (approx) .....	€750 (£620)
Land registry fees (approx) ...	€750 (£620)
Legal fees (approx) .....	€1,500 (£1,239)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,478)
Remainder of deposit to 10% .....	€27,000 (£22,304)
Final Payment of 90% on completion ....	€270,000 (£223,042)

\* 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

Discover the perfect blend of comfort and modern living in this beautifully refurbished 2-bedroom apartment located in the prestigious Reserva de Marbella. This inviting residence has been meticulously updated to provide a fresh and contemporary atmosphere, making it an ideal choice for those seeking a move-in-ready home. The spacious layout features an open-plan living area that seamlessly connects to a stylish kitchen, equipped with high-quality appliances and ample storage. Large windows flood the space with natural light, enhancing the warm and welcoming ambiance. Each bedroom is generously sized, offering a peaceful retreat with built-in wardrobes and easy access to a well-appointed bathroom.

The apartment is situated within a sought-after community that boasts a range of amenities, including lush gardens, swimming pools, and secure parking. Residents can enjoy the tranquility of the surrounding area while being just a short drive away from the stunning beaches of Marbella and a variety of local shops, restaurants, and recreational facilities. This property not only offers a comfortable living space but also presents an excellent investment opportunity in one of the most desirable locations on the Costa del Sol. With its prime location, modern finishes, and community features, this apartment is truly a gem waiting to be discovered.

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