

# Marbella

Apartment / Apartamento

€1,495,000

Ref: X21165



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283 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                         |
|---------------------------------|-------------------------|
| Property price .....            | €1,495,000 (£1,249,940) |
| Transfer tax 7% .....           | €104,650 (£87,496)      |
| 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% .....       | €146,500 (£122,486)     |
| Final Payment of 90% on completion .... | €1,345,500 (£1,124,946) |

\* 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 are delighted to introduce this duplex penthouse for sale in Albatross Hill, Nueva Andalucía. The urbanisation is very well loved for its high-quality apartments and ideal location. Albatross Hill boasts stunning views of golf, the valley and the Mediterranean Sea.

This is a 3 bedroom property in excellent positioning. The entry level comprises renovated kitchen with fully fitted appliances, one bedroom with bathroom, guest toilet and spacious living and dining room with fireplace and direct access to terrace. The terrace is simply outstanding with lounge area and dining with the most incredible views out to La Concha and the sea. Moving up the stairs to find two bedrooms with en-suite bathrooms, both with a spacious terrace facing the sea.

Albatross Hill has excellent facilities on site including 3 outdoor swimming pools, one indoor heated pool, sauna, gymnasium, tennis court, 24-hour security and well-kept garden areas. The location is ideal if you are a golf lover as you are situated in the core of the Golf Valley with renowned courses such as Las Brisas, Los Naranjos and Aloha Golf Club. A wonderful complex that can give you the perfect combination of convenience and quality.

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