

Marbella Villa

€5,975,000

Ref: X21214



4



5



960 m²



380 m²



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€5,975,000 (£5,035,133)
Transfer tax 7%	€418,250 (£352,459)
Notary fees (approx)	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx)	€1,500 (£1,264)

Standard form of payment

Reservation deposit	€3,000 (£2,528)
Remainder of deposit to 10%	€594,500 (£500,985)
Final Payment of 90% on completion	€5,377,500 (£4,531,619)

* 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

ARCHITECTURAL MASTERPIECE ON THE FRONTLINE OF LOS NARANJOS GOLF

More than just a villa, this property is an expression of design, functionality, and exclusivity, nestled in the serene beauty of the frontline of Los Naranjos Golf Course. A true sanctuary of luxury and entertainment, where contemporary architecture and nature merge in perfect harmony.

From the moment you step inside, you are immersed in a sophisticated and modern ambiance. The spacious living room, with its fluid and elegant design, seamlessly connects to a high-end kitchen and a refined dining area, creating an unparalleled social space. Expansive floor-to-ceiling windows flood the interiors with natural light while offering breathtaking panoramic views of the golf course, enhancing the sense of openness and tranquility.

The villa boasts four en-suite bedrooms, each with its own private terrace, ensuring an oasis of comfort and privacy. The master suite, spanning nearly 40 m², features a luxurious walk-in wardrobe and a designer open-plan bathroom, redefining sophistication and relaxation.

The outdoor areas are designed for indulgence and leisure. The pool and terrace area serve as a sanctuary of enjoyment, while a dedicated buggy garage with direct access to the golf course adds an exclusive touch.

The true showpiece is the rooftop terrace, complete with an outdoor kitchen, cinema, lounge areas, and a second pool, providing unparalleled panoramic views over the valley.

For wellness and productivity, the basement features a state-of-the-art gym and a stylish home office with dark wood finishes.

More than just a home, this villa is a masterpiece of contemporary living, designed to offer a unique residential experience where every detail is crafted to enhance the senses and elevate everyday life to an art form.

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