

Marbella

Duplex/Townhouse / Casa adosada

€1,380,000

Ref: X21332



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289 m²



259 m²



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Consumption
G

Emissions
Applied for

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property
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Property Purchase Expenses

Property price	€1,380,000 (£1,147,994)
Transfer tax 7%	€96,600 (£80,360)
Notary fees (approx)	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx)	€1,500 (£1,248)

Standard form of payment

Reservation deposit	€3,000 (£2,496)
Remainder of deposit to 10%	€135,000 (£112,304)
Final Payment of 90% on completion	€1,242,000 (£1,033,195)

* 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

This new and stunning luxury semi-detached villa is ideally located near Guadalupe Golf Club and within walking distance of San Pedro's city center. Here, you can experience all the conveniences of city life while enjoying the peace and beauty of a natural setting. Take a scenic stroll to the heart of San Pedro de Alcántara and its popular boulevard, or head to the renowned Puerto Banús, just a few minutes' drive away, for the best in entertainment and dining. Designed by the renowned González & Jacobson architectural studio, this spacious 3-bedroom villa offers fabulous open views and embodies a seamless blend of style and function. Expansive terraces and a spectacular solarium invite you to bask in the Mediterranean sun or host unforgettable candlelit dinners under the stars.

The property features 289 m² of built space on generous plots, showcasing an impressive open-concept living area with a soaring 3-meter ceiling height. The designer kitchen flows into the spacious 55 m² living area and is equipped with premium NEFF appliances. High-end finishes include underfloor heating via aerothermal energy, large-format porcelain floors, Cortizo exterior carpentry, Geberit fixtures, Ritmonio taps, and Jung mechanisms, along with basic home automation.

This beautiful villa is part of an exclusive gated community, offering amenities such as adult and children's pools, lush gardens, a co-living space with a gym, and a relaxation area. The customizable basement provides a two-car garage and a versatile area, perfect for an additional bedroom, home cinema, gym, or studio. This property is an ideal choice for either a luxurious family home or a vacation retreat on the Costa del Sol.

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