

# Marbella

## Duplex/Townhouse / Casa adosada

### €850,000

### Ref: X21409



6



2



187 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€850,000 (£720,460)
Transfer tax 7% .....	€59,500 (£50,432)
Notary fees (approx) .....	€750 (£636)
Land registry fees (approx) ...	€750 (£636)
Legal fees (approx) .....	€1,500 (£1,271)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,543)
Remainder of deposit to 10% .....	€82,000 (£69,503)
Final Payment of 90% on completion ....	€765,000 (£648,414)

\* 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

Unrepeatable investment purchase in the old town of Marbella.

The property for sale consists of half of the entire building, which is already divided by horizontal division.

It is composed of a house with a private patio on the first floor, as well as another house on the second floor, which in turn has access to a large private solarium-type terrace.

The elegant entrance hall to the house, next to the patio that gives access to both properties, are part of the common areas of the building.

The house dates from the beginning of the 20th century, with the best possible location located one of the picturesque streets, next to the most renowned "Boutique Hotels" that operate in the area and the famous Hotel La Fonda, in the Plaza de Santo Cristo.

The house consists of several rooms, distributed between the 2 floors, all of them with very high ceilings and with exposed wooden beams, characteristic of the elegant and stately houses of the time.

Without a doubt, this property represents a real and unrepeatable purchase opportunity.

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