

# Marbella

## Duplex/Townhouse / Casa adosada

### €529,000

### Ref: X21572



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2



576 m<sup>2</sup>



158 m<sup>2</sup>



Consumption  
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Emissions  
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## Property Purchase Expenses

Property price .....	€529,000 (£449,571)
Transfer tax 7% .....	€37,030 (£31,470)
Notary fees (approx) .....	€750 (£637)
Land registry fees (approx) ...	€750 (£637)
Legal fees (approx) .....	€1,500 (£1,275)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,550)
Remainder of deposit to 10% .....	€49,900 (£42,408)
Final Payment of 90% on completion ....	€476,100 (£404,614)

\* 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

Unique house in its complex! Magnificent corner semi-detached villa located in a peaceful residential area, just steps away from the center of San Pedro de Alcántara and surrounded by a wide variety of services, offering both comfort and tranquility.

Situated on a 576 m<sup>2</sup> plot, this villa features a sunny private garden with a barbecue area and a jacuzzi, perfect for outdoor enjoyment. Additionally, it includes a spacious closed garage of 40 m<sup>2</sup>, offering multiple possibilities for use. The complex boasts two communal swimming pools surrounded by green areas, ideal for relaxing or spending time with family.

Layout of the Property:

From a charming entrance terrace, you are welcomed into the entrance hall, which leads to a large and bright living-dining room with a fireplace. This space connects to a glazed terrace, filling the home with natural light. The ground floor is completed by an independent fully equipped kitchen with a dining area and pantry, and a guest toilet.

On the first floor, there are three generously sized bedrooms, all equipped with built-in wardrobes and air conditioning. The master bedroom stands out with a dressing area and an en-suite bathroom. The other two bedrooms share an additional bathroom.

On the second floor, the villa offers a spacious solarium terrace with partial views of the sea, mountains, and the surrounding area. This versatile space is perfect for enjoying sunsets or setting up an outdoor relaxation area.

This property is an excellent opportunity for those seeking a spacious home, ideally located and equipped with all modern conveniences, perfect as a permanent residence or a holiday retreat on the Costa del Sol.

When shall we visit it? Please do not hesitate to contact us.

The abbreviated information document is available upon request. Expenses: Taxes (ITP or VAT+AJD) + Notary and registry fees.

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