

# Marbella

## Apartment / Apartamento

€385,000

Ref: X21649



2



2



80 m²



✓



✓



Consumption  
G

Emissions  
Applied for

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property  
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## **Property Purchase Expenses**

Property price .....	€385,000 (£327,828)
Transfer tax 7% .....	€26,950 (£22,948)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,277)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,555)
Remainder of deposit to 10% .....	€35,500 (£30,228)
Final Payment of 90% on completion ....	€346,500 (£295,045)

\* 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**

Are you looking for an apartment for sale in a prime location within Nueva Andalucia? Do you want to live in a peaceful environment whilst still being close to all amenities? Then, this apartment for sale is perfect for you! This unit is original but in very good condition.

The property features 2 bedrooms and 2 bathrooms. As you enter the apartment, there is a traditional kitchen, it could be converted into open plan if wished simply by taking one wall down, without touching the existing kitchen. From the kitchen there is a loophole that looks into the dining and living room. This creates a connected and bright feel throughout the living area. The living area has direct access on to the terrace with lots of space for al fresco entertaining. The master bedroom also has access to this terrace.

Set in the quiet hills of Nueva Andalucia, Marbella, the complex offers picturesque views in a peaceful setting. The gated development consists of 22 blocks and 214 apartments in total. There are three swimming pools to choose from and each unit has a designated parking spot. The apartment is nearby everything you could ever need, from supermarkets, to restaurants, bars and shops. For the avid golfer, there are also plenty of well-established golf courses within a few minutes' drive. In addition, Puerto Banus is also within easy reach where you can indulge in fine dining, high end shopping and the golden beaches.

It comes with a designated parking within the complex next to the entrance to the apartment.

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