

# Marbella Villa

€2,150,000

Ref: X21776



5



4



538 m²



400 m²



✓



✓



Consumption  
G

Emissions  
Applied for

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property  
CHOICE

## Property Purchase Expenses

Property price .....	€2,150,000 (£1,830,725)
Transfer tax 7% .....	€150,500 (£128,151)
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% .....	€212,000 (£180,518)
Final Payment of 90% on completion ....	€1,935,000 (£1,647,653)

\* 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

EXCELLENT VILLA IN ONE OF THE MOST EXCLUSIVE AREAS OF MARBELLA.

Very good opportunity to acquire a quality villa, located in one of the most exclusive and demanded areas of Marbella, Nagüeles, just a few minutes from the Golden Mile, Puerto Banús and the center of Marbella.

The property is distributed over two floors plus a large basement.

It has a total of five bedrooms, three bathrooms plus a toilet, a living room with a fireplace, a large independent kitchen, and a garage for several cars.

Externally the property has a private pool, garden area, porch with barbecue area and terraces.

An ideal property for clients looking for a quality villa, in an exclusive area and with easy maintenance.

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