

# Marbella

## Apartment / Apartamento

€849,000

Ref: X21833



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254 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €849,000 (£721,480) |
| Transfer tax 7% .....           | €59,430 (£50,504)   |
| 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 (£2,549)     |
| Remainder of deposit to 10% .....       | €81,900 (£69,599)   |
| Final Payment of 90% on completion .... | €764,100 (£649,332) |

\* 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

Nestled in the prestigious Las Cascadas community on the Marbella Golden Mile, this luxury ground-floor apartment offers an exceptional blend of comfort, elegance, and convenience. Boasting a generous built area of 254m<sup>2</sup>, the property is thoughtfully designed to cater to the most discerning tastes. Its prime location ensures proximity to the sea and beach, making it an ideal choice for those seeking a refined coastal lifestyle.

The apartment features three spacious bedrooms, each complemented by its own en-suite bathroom, alongside an additional guest toilet for convenience. The interiors are adorned with high-quality finishes, including marble floors and glass doors, which enhance the overall sense of sophistication. The living spaces are further enriched by a cosy fireplace, central heating, and air conditioning, ensuring year-round comfort. Modern conveniences such as fitted wardrobes, electric blinds, and fibre-optic internet connectivity add to the property's appeal.

Outdoor living is equally impressive, with a private terrace that offers partial sea views, as well as stunning vistas of the surrounding mountains, gardens, and communal pool. The communal areas, including the pool and garden, are meticulously maintained, providing a serene environment for relaxation. The property also benefits from a communal garage and lift access, ensuring ease of movement and secure parking.

This apartment is in good condition and perfectly suited for those who value luxury living in a tranquil yet accessible setting. Its combination of elegant design, modern amenities, and a sought-after location on the Marbella Golden Mile makes it a standout choice for a sophisticated lifestyle.

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