

Marbella

Duplex/Townhouse / Casa adosada

€480,000

Ref: X21850



3



3



150 m²



130 m²



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Consumption
G

Emissions
Applied for

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**spanish
property**
CHOICE

Property Purchase Expenses

Property price	€480,000 (£412,190)
Transfer tax 7%	€33,600 (£28,853)
Notary fees (approx)	€750 (£644)
Land registry fees (approx) ...	€750 (£644)
Legal fees (approx)	€1,500 (£1,288)

Standard form of payment

Reservation deposit	€3,000 (£2,576)
Remainder of deposit to 10%	€45,000 (£38,643)
Final Payment of 90% on completion	€432,000 (£370,971)

* 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

Welcome to this charming 3-bedrooms and 3 bathrooms townhouse in the sought-after SolEuropa Golf community, nestled in the heart of Nueva Andalucía. This delightful gated community is renowned for its peaceful ambiance, picturesque surroundings, and prime location on the western side of Marbella's Golf Valley.

Just a short drive from the vibrant hubs of San Pedro and Puerto Banús, this home offers an exceptional opportunity to settle into the tranquil foothills of Los Naranjos Golf Course. Designed in the style of a traditional whitewashed Andalusian village, SolEuropa Golf features beautifully landscaped communal gardens and a refreshing swimming pool, creating a perfect setting for relaxation.

The townhouse itself is ideal as a holiday retreat or a permanent family residence. Step inside to find a bright and airy living room with direct access to the outdoor space. A charming bay window next to the fireplace enhances the cozy and welcoming atmosphere, making it a perfect place to unwind. The modernized kitchen is fresh and functional, while the home's three double bedrooms provide ample space for comfort. The master bedroom boasts an en-suite bathroom and its own private terrace on the upper level, offering lovely views of the surrounding gardens.

This well-maintained community also ensures convenience, with a designated parking space right at the doorstep.

Additionally, just a short walk away, you'll find the lively area of La Campana, known for its variety of shops, cafés, and restaurants.

Whether you're looking for a peaceful getaway or a place to call home, this Nueva Andalucía townhouse is a wonderful choice!

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