

Marbella

Duplex/Townhouse / Casa adosada

€450,000

Ref: X21870



2



2



120 m²



88 m²



✓



Consumption
G

Emissions
Applied for

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property
CHOICE

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Property Purchase Expenses

Property price	€450,000 (£386,069)
Transfer tax 7%	€31,500 (£27,025)
Notary fees (approx)	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx)	€1,500 (£1,287)

Standard form of payment

Reservation deposit	€3,000 (£2,574)
Remainder of deposit to 10%	€42,000 (£36,033)
Final Payment of 90% on completion	€405,000 (£347,462)

* 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

We are delighted to introduce this cozy townhouse for sale in El Naranjal. El Naranjal is one of the most charming residential developments of Nueva Andalucía, Marbella. The character is evident from the moment you enter the urbanization. Capturing the feel of authentic Spain with its cobbled streets, picturesque fountains and bright orange trees. The individuality of the townhouses couples with the excellent location of the properties make El Naranjal an ideal base for Mediterranean living.

This property is in a good conditions and ready to move into but it also offers a good investment opportunity if you are looking for a property to renovate.

It comprises 2 bedrooms. Inside, there is a fully fitted kitchen, combined living-dining room with cozy fireplace, and 2 bedrooms with private bathrooms on the upper level. Living area has direct access to the terrace and private garden. The townhouse is situated in a privileged location within the Nueva Andalucía area. Situated only a few minutes away from Puerto Banus and the beach. It is also within walking distance to restaurants in Nueva Andalucía. Everything you could want is close by – restaurants, shops, bars, international schools, supermarkets etc... If you are a golf lover, the development almost backs on to the Aloha Golf course and Los Naranjos golf club. Just another added bonus!

El Naranjal features matured gardens, large swimming pool and tennis court.

If you are looking for a traditional style townhouse in the heart of Nueva Andalucía, it does not get much better than this!

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