

# Estepona

## Apartment / Apartamento

€487,000

Ref: X21929



2



2



115 m<sup>2</sup>



✓



✓



Consumption  
C

Emissions  
B

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## Property Purchase Expenses

Property price .....	€487,000 (£421,401)
Transfer tax 7% .....	€34,090 (£29,498)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€45,700 (£39,544)
Final Payment of 90% on completion ....	€438,300 (£379,261)

\* 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

Exclusive Apartment in Vanian Gardens – Luxury, Comfort & Prime Location

For sale: the best apartment in the entire Vanian Gardens complex, unique due to its privileged location in the peaceful, central part of the urbanization. It is one of the few units facing the interior of the estate. From its spacious, sunny terrace, you'll enjoy stunning views of the landscaped garden and pool – offering full privacy, tranquility and a true sense of escape.

Apartment layout:

- 2 comfortable bedrooms
  - 2 modern bathrooms
  - bright living room with access to a large south-facing terrace
  - fully equipped kitchen
  - utility room with space for a washing machine and storage
- Included in the price:

- underground parking space
- storage room

Five-star resort-style amenities:

- indoor and outdoor pools with hydromassage areas
- saunas, jacuzzi, wellness zone
- professional gym, mirrored fitness/yoga room
- cinema, residents' club, co-working space
- playground and kids' room

Perfect location:

- just 100 m from the renowned Atlas American School – your child can walk there
  - 300 m from Bossa restaurant, 450 m to Unicorn Racket Club
  - 1.5 km to Guadalmina Beach and Sonora Beach restaurant
  - only 10 min to Estepona or Puerto Banús, 25 min to Marbella
- Ideal as a permanent residence, holiday home or rental investment.  
Luxury, peace and everything within reach – in the best location of the entire complex!

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