

# Marbella Villa

€849,000

Ref: X21977



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1,193 m<sup>2</sup>



336 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€849,000 (£734,725)
Transfer tax 7% .....	€59,430 (£51,431)
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% .....	€81,900 (£70,876)
Final Payment of 90% on completion ....	€764,100 (£661,252)

\* 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

DETACHED VILLA Perfect RENOVATION PROJECT, Partial Sea view in Marbella East. WITH SOLAR PANELS.

It has a tourist license, 14 minutes from the beach, 3 minutes from the Cañada shopping center, and 3 minutes from the center of Marbella.

This impressive CLASSIC detached villa is WELL located in the desirable area of Marbella East, Malaga.

THERE IS A PROJECT FOR COVER THE NOISE FROM HIGH WAY. WE HAVE THE PAPERS AND PROJECT.

Offering a generous built area of 336m<sup>2</sup> on a substantial plot of 1,193m<sup>2</sup>, the property is ideally situated 15 min walk close to the beach, beaches, shops, and the vibrant town centre. With five bedrooms and four bathrooms, this villa provides ample space for family living or entertaining guests.

The villa boasts a range of attractive features, including a private swimming pool, private garden, and a secure private garage. The interior layout is thoughtfully designed, comprising a spacious living room with a fireplace, a guest room, a guest toilet, and a dedicated laundry room. Additional highlights include a basement, a gym for fitness enthusiasts, and a guest apartment, making the property suitable for accommodating visitors or extended family. Pets are welcome, and the ground floor patio offers further outdoor enjoyment.

Outdoor living is enhanced by a private terrace, covered terrace, and balcony, all of which provide delightful views of the garden, pool, mountains, and partial sea vistas. The villa benefits from proximity to local amenities and the coast, making it an excellent choice for those seeking convenience and lifestyle. Optional furniture is available for those wishing to move in with ease.

While the property is in need of renovation, it presents a unique opportunity to personalise and modernise according to individual tastes. With its spacious accommodation, versatile features, and prime location, this semi-detached villa in Bello Horizonte represents a compelling prospect for discerning buyers seeking a substantial home in Marbella East.

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