

# Marbella

## Duplex/Townhouse / Casa adosada

### €420,000

### Ref: X22050



2



2



76 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

**Tel: +34 950 615 388**  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



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**Mojacar Office**  
Paseo del Mediterráneo, 363

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Avenida Lepanto, 15

**Huércal-Overa Office**  
Carretera Estación 143

**Mijas Costa Office**  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€420,000 (£363,426)
Transfer tax 7% .....	€29,400 (£25,440)
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% .....	€39,000 (£33,747)
Final Payment of 90% on completion ....	€378,000 (£327,083)

\* 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

Chic 2-Bedroom Townhouse in Nueva Andalucía, Marbella – Perfect for Families, Expats, and Investors  
Discover refined, modern living in this beautifully refurbished 76 m<sup>2</sup> townhouse, set in the vibrant yet family-friendly neighborhood of La Campaña, Nueva Andalucía. A highly desirable area with a welcoming international community, La Campaña is particularly popular among foreign residents and offers an excellent selection of both private and national schools, making it ideal for families.  
The location provides a peaceful retreat without sacrificing convenience. Enjoy nearby cafes, diverse local restaurants, and a range of inviting bars. For those who enjoy an active lifestyle, the area offers gyms, outdoor activities, world-class golf courses, and Marbella's pristine beaches—all just minutes away.  
Inside, the home showcases a chic North European design, highlighted by an open-plan kitchen that seamlessly connects to the spacious living and dining area. The two well-appointed bedrooms are bright and airy, with quality finishes and ample storage. Additional features include a private entrance, a cozy porch perfect for alfresco dining, and a dedicated service area for added functionality.  
With its independent entrance, this property is also ideal as a short-term rental investment, meeting one of the requirements for a tourist license.  
Whether you're looking for a primary residence, holiday retreat, or investment property, this townhouse offers the perfect blend of tranquility and modern lifestyle amenities in the heart of Marbella.

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