

# Marbella

## Apartment / Apartamento

€1,192,490

Ref: X22399



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2



152 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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Mijas Costa Office  
C/ Mérida de Jarales, 5

## **Property Purchase Expenses**

|                                 |                         |
|---------------------------------|-------------------------|
| Property price .....            | €1,192,490 (£1,032,935) |
| Transfer tax 7% .....           | €83,474 (£72,305)       |
| Notary fees (approx) .....      | €750 (£650)             |
| Land registry fees (approx) ... | €750 (£650)             |
| Legal fees (approx) .....       | €1,500 (£1,299)         |

## **Standard form of payment**

|   |                       |
|---|-----------------------|
| Reservation deposit .....               | €3,000 (£2,599)       |
| Remainder of deposit to 10% .....       | €116,249 (£100,695)   |
| Final Payment of 90% on completion .... | €1,073,241 (£929,641) |

\* 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**

This apartment is located in Aloha, within the sought-after area of Nueva Andalucia, Marbella, Malaga. The property stands out for its generous dimensions and convenient layout, offering two bedrooms and two en-suite bathrooms. Its position provides residents with easy access to local amenities and some of the most prestigious areas in Marbella. The apartment layout ensures comfortable living, with both bedrooms benefitting from private en-suite bathrooms, providing privacy and convenience. The terrace is ideal for outdoor relaxation or entertaining, while the spacious interior is designed for practical day-to-day living.

Residents have access to well-maintained communal facilities, including a swimming pool and garden areas. The property also includes a private garage, offering secure parking and additional storage options. The communal spaces are designed for both leisure and social interaction, enhancing the overall living experience.

Situated within a well-established urbanisation, the apartment is conveniently located close to several golf courses, making it an excellent choice for golf enthusiasts. Puerto Banús is a short drive away, offering a wide range of shops, restaurants, and entertainment options. Marbella Centre and Estepona Centre are also easily accessible, providing further amenities and services within a short distance. The location combines tranquillity with proximity to key attractions on the Costa del Sol.

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