

Marbella

Apartment / Apartamento

€949,000

Ref: X22562



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119 m²



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Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€949,000 (£818,892)
Transfer tax 7%	€66,430 (£57,322)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,294)

Standard form of payment

Reservation deposit	€3,000 (£2,589)
Remainder of deposit to 10%	€91,900 (£79,301)
Final Payment of 90% on completion	€854,100 (£737,003)

* 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

Discover this lovely bohemian-style apartment located on the first floor of one of the most prestigious and sought-after beachfront developments in Puerto Banús.

This exclusive community, originally designed by renowned architect Melvin Villaroel, combines a bohemian and relaxed atmosphere similar to Marina Puente Romano, surrounded by lush tropical gardens and carefully maintained vegetation that creates a unique and welcoming environment.

The development offers 24-hour security with concierge service, heated indoor pool, jacuzzi, sauna, gym, and a charming restaurant with bar, creating a true oasis by the Mediterranean.

The south-facing apartment ensures abundant natural light throughout the day. Its spacious terrace, featuring a custom-made bench, offers open views of the beautiful communal gardens, in one of the most attractive areas of the complex, surrounded by palm trees and mature vegetation.

The living room is bright and cozy, thanks to its large floor-to-ceiling windows that frame the green views and allow light to flow throughout the space.

The property is presented in its original state but has been carefully maintained. It is distributed in a spacious living-dining room, two bedrooms, two bathrooms (the main one en suite with direct access to the terrace), and a fully equipped kitchen with a laundry room.

The development also offers satellite television, parking facilities, marble floors, and air conditioning, ensuring maximum comfort.

This property is not only ideal as a residence but also as a 5-star investment, having demonstrated a solid source of rental income.

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