

# Marbella

## Apartment / Apartamento

€1,000,000

Ref: X22665



2



2



130 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€1,000,000 (£871,500)
Transfer tax 7% .....	€70,000 (£61,005)
Notary fees (approx) .....	€750 (£654)
Land registry fees (approx) ...	€750 (£654)
Legal fees (approx) .....	€1,500 (£1,307)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,615)
Remainder of deposit to 10% .....	€97,000 (£84,536)
Final Payment of 90% on completion ....	€900,000 (£784,350)

\* 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 2 bedroom apartment is located in the very centre of the golf valley in Nueva Andalucía, in a gated community that is an oasis of tranquility in this stunning valley. With incredible 180 degree views across the Mediterranean Sea, surrounding world famous golf course and the La Concha mountain as a backdrop as if it were a penthouse, this is a serious contender for the 'hot property' label!

The apartment is open and spacious, with 2 large double bedrooms, both with bathrooms ensuite. Each room is brightly lit given the natural light that floods in through the terrace windows. Both bedrooms have fully fitted wardrobes, marble floors and views out onto the gardens.

The kitchen is fitted out with high end appliances and offers plenty of storage and cupboard space and also has a sizable window out to the garden, again letting plenty of natural light in.

The living area is well placed, open and leads out onto a large terrace. Part of this terrace can be insulated in winter by means of the Lumen system, which gives added space to the living room, especially useful in winter as it is protected from the cold. This increases the living space up to a total of 190 m2.

Included in the property details are parking spaces for 2 cars, an access ramp to the property from outside, making it wheelchair friendly and a lift from the underground parking. There is also underfloor heating throughout. The urbanisation is gated with 24 hour security, 2 swimming pools (one of which is heated), paddle tennis courts, exquisitely manicured gardens, and boasts the Las Brisas Golf course less than 200 meters away.

This property has just undergone an extensive refurbishment, which included sound system installed by Bang & Olufsen, TV, Hastens beds, high end kitchen appliances, triphase electrics and electric blinds.

This property, even just for those magnificent views alone, is an absolute must-see, so contact us for more information now!

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