

Marbella

Duplex/Townhouse / Casa adosada

€865,000

Ref: X22678



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210 m²



169 m²



✓



✓



Consumption
G

Emissions
Applied for

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**spanish
property**
CHOICE

Property Purchase Expenses

Property price	€865,000 (£748,225)
Transfer tax 7%	€60,550 (£52,376)
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 (£2,595)
Remainder of deposit to 10%	€83,500 (£72,228)
Final Payment of 90% on completion	€778,500 (£673,403)

* 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 property welcomes you in as though it is already your own home, with a hallway that offers different directions and different corners to explore.

The kitchen is light and bright furnished in a neutral oatmeal shade. Fully Fitted with mountains of cupboard and storage space, the kitchen comes fully equipped with all first class appliances and white goods. A clever hatch opens through on one side offering a view through into the main living area, giving the chef the chance to entertain guests whilst creating! A door leads out onto a covered storage area, complete with a utilitarian sink, perfect for keeping household items hidden from view.

On one side of the kitchen, further down a hallway, there is a spacious office room which enjoys use of a fully fitted bathroom which includes a shower.

On the other side of the house the dining and living room open up extensively, wonderfully lit up by large terrace doors at its far end. The dining space is refined and elegant, overlooking the living room further down. This is charming and warm, with its fireplace astutely sat between both areas, offering warmth in the winter months. The living room offers direct access to the private garden and the chance to dine outside in total peace and privacy. At one end of the garden a gate offers direct access to the communal pool.

Up to the first floor, the master suite opens to offer a walk through wardrobe area which shares its space with the ensuite bathroom, beautifully illuminated via skylight that lets shards of sunlight to shimmer downwards. The bedroom is wide, open and elegant with fully fitted wardrobes and leads out onto a private terrace offering tranquil seating areas along with private gardens views.

The guest bedroom is equally as bright and spacious, with its own ensuite bathroom offering peace and tranquility for guests.

This private neighbourhood is renowned for its location, privacy and security. With its swimming pool designed by a well known architect, its grounds surrounded by leafy natural areas and seemingly protected by the breathtaking Sierra Blanca mountains, it offers an elegant yet Andalucian ambience.

This property is light filled, warm and welcoming, as any home should be. Let it welcome you in... stay a while...you may decide to never leave.

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