

Marbella Villa

€1,500,000

Ref: X22905



4



3



400 m²



214 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€1,500,000 (£1,293,900)
Transfer tax 7%	€105,000 (£90,573)
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 (£2,588)
Remainder of deposit to 10%	€147,000 (£126,802)
Final Payment of 90% on completion	€1,350,000 (£1,164,510)

* 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

Just on the market is this beautiful detached beach side villa with parking and guest facilities, walking distance to all amenities and the Boulevard and just 200 mtrs from the beach. The villa has been reformed to a very high standard using top quality materials. You can walk along to Puerto Banus along the promenade which takes you an approximate 30 minute pleasant stroll along the seafront. There are streets lined with designer shops and bars and restaurants to suit all nationalities. The nightlife is in abundance and the clubs are open to the early hours of the morning. There is a double bedroom on the ground floor with built in wardrobes to one wall and a well designed and spacious en suite facility. There is a lounge with a dining area and doors to the patio area outside and to the beautiful swimming pool area. The pool has a heat retaining cover which makes it possible to use the pool all year round. There is artificial grass surrounding the property for very easy maintenance of the garden and trees and shrubs are in tubs around the outside area. There are security grills and electric blinds to the windows on the ground floor. Going up the stairs of the main villa there are 2 further bedrooms with en suite facilities and fitted wardrobes in both bedrooms.

The master bedroom has a fireplace to one wall. The en suites are spacious and have separate showers and a bath with wash hand basins, w.c corner showers and bidets in both rooms. There is plenty of natural light from both of the bedrooms with full length doors to the top terrace. The floors are laid to wood of a very high quality and standard. The guest apartment has a lounge/ dining room, a spacious bedroom, fully fitted kitchen and bathroom. A very bright and natural guest apartment with the windows bringing in the light from the patio doors and full length windows in this part of the property. There is parking for 2 cars inside the gates of the property and more parking available in the street. The pool machinery is in a separate room. There are solar panels for the heating, and under floor heating is found throughout the property.

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