

# Marbella

Apartment / Apartamento

€550,000

Ref: X21102



2



1



74 m<sup>2</sup>



✓



Consumption  
D

Emissions  
C

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €550,000 (£455,180) |
| Transfer tax 7% .....           | €38,500 (£31,863)   |
| Notary fees (approx) .....      | €750 (£621)         |
| Land registry fees (approx) ... | €750 (£621)         |
| Legal fees (approx) .....       | €1,500 (£1,241)     |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,483)     |
| Remainder of deposit to 10% .....       | €52,000 (£43,035)   |
| Final Payment of 90% on completion .... | €495,000 (£409,662) |

\* 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

Seafront Marbella City

Seafront 2-Bedroom Apartment with Balcony

Discover your dream home by the beach!

This renovated, bright corner 2-bedroom apartment offers breathtaking views from the balcony and the ultimate coastal lifestyle. The open-concept living area is perfect for entertaining guests, with plenty of space for a large sofa and dining table.

Close to the beaches, the Puerto Deportivo, chiringuitos, restaurants and shops within walking distance to everything you need on a regular basis. Around 7-10 minutes walk to the charming Old Town with buildings from the late 15th, early 16th century, like Plaza de los Naranjos and others. Walks along the boardwalk will take you to a numerous number of restaurants and famous hotels.

Located just steps from the sandy shores, this gem features:

- Spacious Living: An open-concept layout with abundant natural light entering.
- Private Balcony: Enjoy your morning coffee or evening sunsets with stunning sea views.
- Modern Kitchen & Bathrooms: Renovated with sleek, contemporary design.
- Resort-Style Amenities: Three sparkling swimming pools in the community for relaxation and fun.
- Safety & Convenience: 24-hour security ensures peace of mind.

Whether you're seeking a serene retreat or vibrant beachfront living, this apartment is the perfect blend of coastal lifestyle and comfort. Don't miss out on this rare opportunity to live just steps away from the beach and the Port in Marbella!

Contact us today for more information and to arrange your viewing! The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. ACH

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