

Marbella

Apartment / Apartamento

€875,000

Ref: X21158



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320 m²



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Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€875,000 (£731,570)
Transfer tax 7%	€61,250 (£51,210)
Notary fees (approx)	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx)	€1,500 (£1,254)

Standard form of payment

Reservation deposit	€3,000 (£2,508)
Remainder of deposit to 10%	€84,500 (£70,649)
Final Payment of 90% on completion	€787,500 (£658,413)

* 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

Large duplex penthouse located in the exclusive area of River Garden in Nueva Andalucía. This property offers an exceptional life experience. With a construction of 320m², this house has been completely renovated two years ago using high quality materials.

Upon entering the property, a spacious lobby welcomes the residents and leads them to a 50m² dining room with a lovely fireplace. The kitchen, with modern design and equipped with high-end appliances, is perfectly integrated into the living space, creating a cozy and functional atmosphere. In addition, that floor has a guest toilet for greater comfort.

One of the main features of this duplex penthouse is its impressive 117m² terrace. From here, you can enjoy amazing mountain views and Las Brisas golf course. The terrace, equipped with an outdoor kitchen and a barbecue, is the perfect place to relax and enjoy outdoor meals.

The property has three spacious bedrooms. On the ground floor there are two double bedrooms that share a full bathroom with bathtub. On the top floor, you will find the large master bedroom with an en suite bathroom and a dressing room of more than 40m². From here, you can access a terrace with partial sea views, creating a private space for the owners.

In addition, this property includes two garage spaces and two storage rooms, providing ample storage space. The urbanization has concierge and security service 24 hours, ensuring the tranquility and privacy of the residents. The gardens and the communal pool are perfect for relaxing moments and fun in a safe and safe environment.

Located just a 5-minute drive from Puerto Banus and the beach, this duplex penthouse in River Garden offers an unbeatable location. It is also close to all amenities, including shops, restaurants, colleges and golf courses. Do not miss the opportunity to acquire this wonderful property in one of the best areas of Nueva Andalucía, ideal for those looking for an exclusive and comfortable lifestyle.

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