

# Marbella

## Apartment / Apartamento

€2,675,000

Ref: X21162



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262 m<sup>2</sup>



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✓



Consumption  
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Emissions  
Applied for

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

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€2,675,000 (£2,265,458)
Transfer tax 7% .....	€187,250 (£158,582)
Notary fees (approx) .....	€750 (£635)
Land registry fees (approx) ...	€750 (£635)
Legal fees (approx) .....	€1,500 (£1,270)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,541)
Remainder of deposit to 10% .....	€264,500 (£224,005)
Final Payment of 90% on completion ....	€2,407,500 (£2,038,912)

\* 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

Looking for all the luxury, privacy, security and comfort in a prime location in Nueva Andalucía? Let us introduce this excellent 3 bedroom duplex penthouse in Las Alamandas. A gated residential community known for its ideal location nestled in the heart of Nueva Andalucía. The golf courses of Aloha, Los Naranjos, Las Brisas and La Quinta are just around the corner (Los Naranjos and Las Brisas are even within walking distance!).

This is a 3-bedroom duplex penthouse. Layout:

Entrance floor: As you enter you have the entrance hall with private lift that takes you from the garage to your apartment. Straight ahead you have a huge combined living-dining room with fireplace. From here you have direct access to an ample terrace. Guest toilet. A large fully fitted kitchen with access to the terrace. One bedroom with bathroom en-suite and private balcony overlooking La Concha mountain. Another bedroom with access to the main terrace and spacious bathroom with both shower and bathtub.

Upstairs: Master bedroom with en-suite bathroom with both shower and bathtub. Private terrace with stunning panoramic views of the garden and swimming pool area (you also have little partial sea views). Guest toilet. Storage room.

The price includes two garages and one storage room.

The community has three beautiful swimming pools, one heated, set amidst acres of manicured tropical gardens. Other features of the community includes 24 hour security, excellent video surveillance, a state of the art infrared alarm system and the added comfort of basement parking and a lift to the apartment door.

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