

# Marbella

## Apartment / Apartamento

€1,495,000

Ref: X21181



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177 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,495,000 (£1,279,541)
Transfer tax 7% .....	€104,650 (£89,568)
Notary fees (approx) .....	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx) .....	€1,500 (£1,284)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,568)
Remainder of deposit to 10% .....	€146,500 (£125,386)
Final Payment of 90% on completion ....	€1,345,500 (£1,151,587)

\* 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

We are so excited to introduce you to the best Penthouse. Why is it so special? Well, it is a corner unit and offers unbeatable terraces both from the living room and the roof top. Both terraces are L-shaped so that you can enjoy the sun all day, even the sunset!

Offering unbelievable views out to the Golf Valley, Nueva Andalucía and towards Gibraltar from the top of the hills. You simply cannot miss this opportunity if you are looking for a penthouse close to absolutely everything you need to enjoy your life to the fullest on the coast. Another thing to note is the fantastic rental potential in this development, both for long term and short term so it is also a very good investment opportunity.

This great penthouse is built over two levels and is spacious and south west facing. It comprises 3 bedrooms, 3 bathrooms, large terraces and a jacuzzi on the roof top terrace.

The property is in good general condition and key-ready for the new buyer.

Additional features include: well equipped kitchen, very spacious living/dining room, cream marble flooring, air conditioning (hot/cold) and underfloor heating in bathrooms. There are 2 garage spaces and storage space included in the price.

Built in 2005, Las Tortugas is constructed in the traditional Andalusian style which is loved by so many. There is a total of 60 properties in total. The residential development has a large communal pool set within communal gardens with stunning sea views. The location of this complex is excellent as it is in the heart of Nueva Andalucía. It is a tranquil and private urbanization, yet finds itself only a few minutes by car to all amenities. Therefore, it is very easy to emerge into the Marbella lifestyle with a 5-minute drive to shops, restaurants and even international schools. Being in the golf valley also means there are golf courses all around you, so it truly is a golf enthusiasts dream location.

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