

# Marbella Villa

€4,250,000

Ref: X21197



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806 m<sup>2</sup>



561 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€4,250,000 (£3,553,340)
Transfer tax 7% .....	€297,500 (£248,734)
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% .....	€422,000 (£352,826)
Final Payment of 90% on completion ....	€3,825,000 (£3,198,006)

\* 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

Spacious beachside villa in popular San Pedro, a short drive west of Marbella and Puerto Banús, and within walking distance of the beach promenade, shops and restaurants. This house is set in manicured gardens with a swimming pool, offering a perfect combination of indoor and outdoor spaces, including a fantastic 120m<sup>2</sup> roof terrace with panoramic views.

On the entrance level, we find an entrance hall, a living room with fireplace, a dining room connected to a large fully equipped kitchen with breakfast area, a laundry/utility room, a guest toilet and an en-suite guest bedroom. Additionally, there is a large covered terrace overlooking the pool.

On the upper floor, there are two guest suites with terraces, and the master suite with a sunny open terrace and access to the roof terrace.

The naturally lit basement offers a games room, two additional bedrooms (for beds), a family bathroom and a large garage that can accommodate 3-4 cars. There are also storage areas and engine rooms.

This villa offers a spacious and comfortable environment, with a well thought out layout that makes the most of the different areas of the house. The location close to the beach and the amenities of San Pedro, as well as the ease of access to Marbella and Puerto Banús, make it an ideal option for those looking to enjoy a relaxed lifestyle on the Costa del Sol.

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