

# Marbella Villa

€1,700,000

Ref: X21218



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505 m<sup>2</sup>



324 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,700,000 (£1,446,870)
Transfer tax 7% .....	€119,000 (£101,281)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,277)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,553)
Remainder of deposit to 10% .....	€167,000 (£142,134)
Final Payment of 90% on completion ....	€1,530,000 (£1,302,183)

\* 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

Fantastic independent villa located in the center of the city, a few minutes walk from the old town and Ricardo Soriano avenue. Completely oriented to the South, being very bright enjoying sunlight throughout the day.

From the house you have unobstructed open views, it also has absolute tranquility, without any noise from outside. On the entrance floor there is a large kitchen with dining room and a small pantry room. A spacious living room with fireplace and a spacious guest bathroom. On the first floor there are 2 double bedrooms both with en-suite bathrooms.

And also 2 guest bedrooms that share a bathroom.

The lower floor, which occupies the entire useful area of the house, where there is a huge open space, which can be used for any use, games room.

In addition there are 2 additional bedrooms and a spacious full bathroom.

The villa has a pleasant garden area next to the pool and a covered summer porch.

There is also a nice and cozy wooden house to invite you next to the pool.

Covered parking with space for 2 cars inside the villa.

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