

# Marbella Villa

€3,899,000

Ref: X21245



4



4



900 m²



450 m²



✓



Consumption  
G

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 .....	€3,899,000 (£3,281,515)
Transfer tax 7% .....	€272,930 (£229,706)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,262)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,525)
Remainder of deposit to 10% .....	€386,900 (£325,627)
Final Payment of 90% on completion ....	€3,509,100 (£2,953,364)

\* 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

Located in a beautiful corner of the exclusive Elviria. This elegant villa has aesthetic perfection and the technological avant-garde join in an exquisite architectural work.

It has more than 450 square meters of useful surface, have been designed perfectly to satisfy the most demanding tastes, including 4 bedrooms with en-suite bathrooms, large wardrobes, air conditioning system for greater comfort and energy efficiency, a modern open kitchen.

The terrace and pool area have great privacy. And from there you can enjoy the beautiful views of the sea and the quiet environment.

Very high quality furniture, are also available for the new owner but are not included in the sale price.

The property has a large plot of 900 m2.

It is an ideal house to live all year or as a second exclusive residence in a privileged location.

Next to shopping centers with all kinds of shops, restaurants and services, just 60 meters from one of the best beaches in Marbella and 15 minutes from Nikki Beach, one of the most fashionable beach clubs, frequented by the international jet set that spends its summers on the Costa del Sol, and just 10 minutes drive from the center of Marbella and its typical charming streets.

This is a unique property for its location, views, design and high-end construction quality. Come visit him, you'll fall in love!

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