

Marbella Villa

€2,425,000

Ref: X21246



7



5



2,962 m²



499 m²



✓



✓



Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



spanish
property
CHOICE

Property Purchase Expenses

Property price	€2,425,000 (£2,073,375)
Transfer tax 7%	€169,750 (£145,136)
Notary fees (approx)	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx)	€1,500 (£1,283)

Standard form of payment

Reservation deposit	€3,000 (£2,565)
Remainder of deposit to 10%	€239,500 (£204,773)
Final Payment of 90% on completion	€2,182,500 (£1,866,038)

* 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

Welcome to this truly unique villa for sale located in San Pedro de Alcántara, where luxury meets traditional Andalusian style offering the best of both worlds. Entering this villa feels like a world of its own with unique features such as a private pickleball tennis court and two football goals right on the villa grounds and all for you to enjoy.

This villa has 7 bedrooms, featuring 5 double bedrooms in the main house, and two outside. The house is designed with comfort and Scandinavian style throughout. The materials and furnishings used give you a warm feeling with a modern touch from the moment you enter. There is a gate with driveway that takes you to the main house. Outside the front door is a wonderful terrace with lounge area and great views over the swimming pool area and out to the valley. As you enter through the main door, you step into the spacious living room with dual lounge area and traditional fireplace, adding cosy character to the space. On either side of the living room, there are two tastefully presented double bedrooms (two bedrooms share one bathroom). Behind the living room you will find the second lounge area and access to the modern kitchen with all the appliances you could need. Moving up the double staircase takes you to the stunning master bedroom with en-suite bathroom and private terrace.

Two additional bedrooms outside the main house which offer that extra privacy for nannies, teenagers or to be converted into anything you wish.

The true wow-factor of this villa and what makes it stand out from others is the outside area and entertainment. There is so much fun for a whole family to enjoy including a pickleball tennis court, basketball and two football goals on plastic grass. Kids will never get bored here and that's a fact! There is also a wonderful gazebo area with large dining table under the shaded area and an outdoor lounge with TV. No better spot to relax after a day in the sun enjoying a good football match or movie for the kids. There is also a BBQ in this area which is ideal for a nice al-fresco dinner with your loved ones. Beautifully situated where you can sit back and relax but also dive into the hustle and bustle of the city anytime you want. Just a 15-minute walk to restaurants, it is ideal if you want to pop out for a nice dinner or stroll along the charming San Pedro streets.

With this ideal location, residents can easily reach San Pedro centre, Puerto Banus and Marbella. If you are a golf lover, the popular Golf Valley is also just a short drive away with renowned golf courses like Aloha Golf Club, Los Naranjos and Las Brisas.

A unique one of a kind villa for sale that is calling your name!

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