

# Marbella Villa

€1,895,000

Ref: X21253



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637 m<sup>2</sup>



336 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 .....	€1,895,000 (£1,594,889)
Transfer tax 7% .....	€132,650 (£111,642)
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% .....	€186,500 (£156,964)
Final Payment of 90% on completion ....	€1,705,500 (£1,435,400)

\* 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

Discover this out-of-the-ordinary villa in Marbella. Nestled near the entrance of the world-renowned Puerto Banús, it offers proximity to all its amenities while providing a serene and private retreat. This vintage villa has a unique "Miami Beach" style, making it perfect for enjoying quality time with friends or family. With its four double bedrooms, including two with en-suite bathrooms, it comfortably accommodates up to eight guests. Beyond its captivating style, what sets this house apart is the interplay of its various levels. The spacious living room features a beautiful round-shaped bar, and large glass windows flood the room with natural light, seamlessly connecting the outdoors with the indoors. You can entertain yourself around the ping pong table, indulge in the heated swimming pool, Jacuzzi, or solarium, while on the opposite side, a sauna and a second garden with a barbecue await. The fully equipped kitchen includes both a washing and drying machine. On the first floor, you will find three bedrooms, one of which has its own bathroom, while the second floor is dedicated to the master suite. For added security, the house is equipped with an alarm system and offers two safes. Experience the ultimate relaxation vacation at this exceptional villa in Marbella.

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