

# Marbella

## Duplex/Townhouse / Casa adosada

### €1,250,000

### Ref: X21349



4



3



80 m²



240 m²



Consumption  
G

Emissions  
Applied for

**Tel: +34 950 615 388**  
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**Mojacar Office**  
Paseo del Mediterráneo, 363

**Albox Office**  
Avenida Lepanto, 15

**Huércal-Overa Office**  
Carretera Estación 143

**Mijas Costa Office**  
C/ Mérida de Jarales, 5

## **Property Purchase Expenses**

Property price .....	€1,250,000 (£1,081,625)
Transfer tax 7% .....	€87,500 (£75,714)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€122,000 (£105,567)
Final Payment of 90% on completion ....	€1,125,000 (£973,463)

\* 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**

Town house with commercial space on the ground floor, located directly on the main street of the old town, surrounded by the best restaurants and boutique hotels in the area.

The house, in addition to the commercial premises, has 2 more floors, where there are several rooms. In addition to a large rooftop solarium.

With an unbeatable location, ideal to be adapted for use as tourist apartments.

Less than 2 minutes walk from Plaza de los Naranjos and a few meters from Plaza de Santo Cristo.

In a good general state of conservation.

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