

Marbella

Duplex/Townhouse / Casa adosada

€744,000

Ref: X21363



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98 m²



204 m²



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Property Purchase Expenses

Property price	€744,000 (£615,734)
Transfer tax 7%	€52,080 (£43,101)
Notary fees (approx)	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx)	€1,500 (£1,241)

Standard form of payment

Reservation deposit	€3,000 (£2,483)
Remainder of deposit to 10%	€71,400 (£59,091)
Final Payment of 90% on completion	€669,600 (£554,161)

* 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

Elegant Corner Townhouse in the Prestigious Guadalmina Alta Area

Nestled within one of the most sought-after areas of Guadalmina Alta, this elegant corner townhouse offers a harmonious blend of sophistication, comfort, and a serene lifestyle.

Boasting a total built area of 204 m² across two well-designed floors, the property features four spacious bedrooms and three bathrooms, making it ideal for families or those seeking an exceptional home in a prime location.

The ground floor includes a welcoming bedroom with an en-suite bathroom, perfect for guests or those desiring additional privacy. Upstairs, two generously sized bedrooms each have their own bathrooms, while the primary suite impresses with stunning views, an en-suite bathroom, and a large walk-in wardrobe — a true sanctuary of relaxation.

Outdoor living is elevated with 68 m² of terraces and porches, ideal for basking in the Mediterranean sun or enjoying warm evenings under the stars. The beautifully landscaped 98 m² private garden features a children's play area and provides a peaceful retreat surrounded by nature.

This property is situated in an exclusive enclave renowned for its refined ambiance, close to the renowned Guadalmina Golf Club. Residents can enjoy a wealth of amenities, including private security, sports facilities, and an exquisite communal pool, fostering a lifestyle of leisure and luxury.

Additionally, the property offers two private parking spaces, complemented by guest parking facilities to ensure effortless hosting for family and friends.

With its exceptional design, enviable location, and unparalleled comfort, this corner townhouse represents the epitome of refined living in Guadalmina Alta.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses.

For more information and to schedule a visit, please do not hesitate to contact us.

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