

Marbella Villa

€3,590,000

Ref: X21491



4



6



980 m²



710 m²



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€3,590,000 (£2,991,834)
Transfer tax 7%	€251,300 (£209,428)
Notary fees (approx)	€750 (£625)
Land registry fees (approx) ...	€750 (£625)
Legal fees (approx)	€1,500 (£1,250)

Standard form of payment

Reservation deposit	€3,000 (£2,500)
Remainder of deposit to 10%	€356,000 (£296,683)
Final Payment of 90% on completion	€3,231,000 (£2,692,651)

* 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 the prestigious area of Los Naranjos Golf, Nueva Andalucia, Marbella, this newly built villa offers an exceptional blend of modern design and luxury. Situated in a prime location, the property is surrounded by renowned golf courses and is just a short drive from Puerto Banús, Marbella Centre, and Estepona, providing convenient access to shopping, dining, and entertainment options.

Spanning an impressive 710m² of built space, this villa features four spacious bedrooms, each with its own en-suite bathroom, and an additional guest toilet. The interior, covering 507m², is thoughtfully designed with a fully fitted kitchen, utility room, and an open-plan living area that includes a fireplace. The property also boasts a basement equipped with a gym and a cinema room, catering to both relaxation and entertainment needs.

Outdoor spaces are equally impressive, with a private saltwater swimming pool, a meticulously landscaped garden, and a terrace area of 150m², perfect for outdoor dining and leisure. The villa includes a solarium and a covered terrace, offering various options to enjoy the Mediterranean climate. Modern conveniences such as underfloor heating, air conditioning, and a home automation system are integrated throughout the property, ensuring comfort and ease of living.

The villa is set within a secure environment, featuring a security entrance, video intercom, and armored doors. Additional amenities include an automatic irrigation system, electric blinds, and porcelain floors. Its proximity to schools, shops, and transport links further enhances its appeal, making it an ideal choice for families or those seeking a luxurious lifestyle in one of Marbella's most sought-after locations.

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