

# Marbella Villa

€3,500,000

Ref: X21592



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2,525 m<sup>2</sup>



724 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 .....            | €3,500,000 (£2,980,250) |
| Transfer tax 7% .....           | €245,000 (£208,618)     |
| Notary fees (approx) .....      | €750 (£639)             |
| Land registry fees (approx) ... | €750 (£639)             |
| Legal fees (approx) .....       | €1,500 (£1,277)         |

## Standard form of payment

|   |                         |
|---|-------------------------|
| Reservation deposit .....               | €3,000 (£2,555)         |
| Remainder of deposit to 10% .....       | €347,000 (£295,471)     |
| Final Payment of 90% on completion .... | €3,150,000 (£2,682,225) |

\* 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

This stunning luxury house for sale in the heart of the Golden Mile of Marbella is set in the well-established community of Rocio de Nagüeles, close to all amenities of the famous Golden Mile, legendary Puerto Banús, Marbella center and Nueva Andalucía. The beaches, golf courses, tennis clubs, international schools and fine restaurants will be on your doorstep. Nestled on a large plot of 2.525 m<sup>2</sup>, the 2-level south-facing house of 724 m<sup>2</sup> is blessed with an unmistakable classic Mediterranean style and timeless elegance. It features gorgeous living and dining areas and 5 bedroom suites (3 with underfloor heating). The ground floor offers an impressive entrance hall, a living room with a fireplace, a separate formal dining room, a large cottage style kitchen with an island and a breakfast area, a laundry, a playroom, a guest bathroom and 4 en-suite bedrooms. The magnificent Master bedroom on the first floor boasts a delightful dressing area with a central beauty island, a luxurious bathroom with Jacuzzi and partial sea views from Master terrace. A garage can host 2 of your cars, and there is parking outside for 2-3 cars. The climbing plants add an extraordinary charm to the cozy terraces (of 38 m<sup>2</sup>). The garden features an automatic irrigation system, water supply and gas tank. A lovely chiringuito with exotic roof next to the heated swimming pool has a bar, chill out, barbecue and al fresco dining areas. The decked sunbathing areas invite to enjoy sun and warm weather. This is a perfect family property and it has a garden house and a playground for children as well as a water slide and other kids' recreation facilities. There is also a separate office on the plot with a fireplace and a thatched roof. A garden sauna is another great reason to spend time with family and friends, relax and getaway from the daily troubles. Surrounded with lush subtropical greenery and similar luxury properties of the high-end Golden Mile of Marbella, the luxury house comes in good condition, with solarium, storage and utility rooms, luxurious and splendid interior design and many features that will make your living comfortable and secure, including air conditioning, central heating with radiators, double glazing, solar panels for heating, fitted wardrobes, perimeter alarm and security window bars, etc. The classy urbanization Rocio de Nagüeles on Marbella's Golden Mile has the leafy streets, peaceful atmosphere and eye-pleasing views to the Mediterranean Sea and the mountains with the majestic symbol of Marbella, La Concha. It's an excellent choice if you appreciate glamour, elegant luxurious spaces and very prestigious address in the highly sought-after area of Marbella.

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