

Marbella Villa

€2,100,000

Ref: X21801



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545 m²



253 m²



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Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

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Property Purchase Expenses

Property price	€2,100,000 (£1,800,855)
Transfer tax 7%	€147,000 (£126,060)
Notary fees (approx)	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx)	€1,500 (£1,286)

Standard form of payment

Reservation deposit	€3,000 (£2,573)
Remainder of deposit to 10%	€207,000 (£177,513)
Final Payment of 90% on completion	€1,890,000 (£1,620,770)

* 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 charming house for sale is ideally situated on the edge of the hill between Nueva Andalucía and San Pedro, offering stunning panoramic views to the east, south, and west. Located on one of the most sought-after streets in Nueva Andalucía, the home benefits from both a peaceful setting and proximity to all the conveniences of the area, including world-class golf courses, renowned restaurants, shopping, beaches and much more.

As you enter the home, you're welcomed into a bright and airy hallway with large windows that flood the space with natural light. The hallway also features built-in wardrobes. Straight ahead, the open-plan living and dining area creates a spacious and inviting environment, highlighted by a beautiful open fireplace and a striking staircase. The views from this level are breathtaking, with sweeping vistas to the west. The living room leads to a well-sized terrace, perfect for outdoor dining and relaxation, with ample space for both a dining area and a cozy lounge.

On this level, you'll also find a newly refurbished kitchen, a versatile office/bedroom, and a modern bathroom.

Additionally, there is access to the garage, which accommodates one car.

The lower floor features three comfortable double bedrooms and three bathrooms. There is also a practical laundry room, additional storage space, and plenty of room for customization—whether you want to create a gym, home cinema, or simply need extra storage. This level also provides access to the private garden and pool area, where you can unwind in peace. The garden includes a small vegetable plot, fruit trees, and a covered terrace, ideal for enjoying the Mediterranean lifestyle.

The location of this property offers the best of both worlds: a tranquil retreat with unrivaled views and easy access to the vibrant lifestyle of Nueva Andalucía, making it an exceptional opportunity in one of the most desirable areas of Marbella.

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