

# Marbella Villa

€6,900,000

Ref: X21842



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2,872 m<sup>2</sup>



890 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€6,900,000 (£5,907,642)
Transfer tax 7% .....	€483,000 (£413,535)
Notary fees (approx) .....	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx) .....	€1,500 (£1,284)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,569)
Remainder of deposit to 10% .....	€687,000 (£588,196)
Final Payment of 90% on completion ....	€6,210,000 (£5,316,878)

\* 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

URB. LA CERQUILLA, NUEVA ANDALUCIA, MARBELLA

A great, recently renovated villa with a perfect fusion between contemporary design and Andalusian style.

Located in the sought after residential area of La Cerquilla. South facing with views to La Concha. Private and quiet. Nearby all amenities and the golf clubs of Las Brisas and Los Naranjos.

Main floor: Entrance hallway, large living area with fireplace and high ceilings, dining area with an open plan fully fitted kitchen with Siemens and Neff appliances and a entertainment bar area. Four guest bedrooms ensuite, office, guest toilet, laundry area. Access to the covered and open terraces from the living areas into the garden and pool area.

First floor: Master bedroom ensuite with dressing area with direct access to the terrace.

Lower floor: Entertainment area, bodega, cinema room, gym, garage for 6 cars and storage.

Separate fully fitted guest or staff apartment.

Beautiful mature gardens, outdoor chill area with BBQ and a nice sized heated pool.

The furniture is negotiable.

A great home, one to see !

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