

# Marbella

## Apartment / Apartamento

€620,000

Ref: X21904



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227 m<sup>2</sup>



✓



✓



Consumption  
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Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://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 .....	€620,000 (£525,574)
Transfer tax 7% .....	€43,400 (£36,790)
Notary fees (approx) .....	€750 (£636)
Land registry fees (approx) ...	€750 (£636)
Legal fees (approx) .....	€1,500 (£1,272)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,543)
Remainder of deposit to 10% .....	€59,000 (£50,014)
Final Payment of 90% on completion ....	€558,000 (£473,017)

\* 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**

Duplex Penthouse in Unbeatable Location: Walking Distance to Life, Beach and Boulevard  
Price Reduction! Now Only €620,000

Exclusive Duplex Penthouse in Prime Location: Luxury, Space and Privacy in the Heart of the Costa del Sol  
Discover this stunning duplex penthouse in the very centre of town, located right on the Boulevard and just 700 metres from the beach. A unique home surrounded by life and convenience: top restaurants, banks, shops, a pharmacy... all just a short walk away. Enjoy a truly walkable lifestyle!

Set in a peaceful, well-kept and recently repainted complex with a family-friendly atmosphere and no holiday rentals allowed, ensuring peace, security and a high quality of life. The community offers concierge service, maintenance, cleaning staff, year-round pool, landscaped gardens and 24-hour security with CCTV, including in the garage area. The property is distributed over two floors, fully accessible for people with reduced mobility, and provides everything you need for maximum comfort:

- Lower floor:

Spacious, independent kitchen

Bright living room with access to an east-facing terrace and open views of the Boulevard and mountains

Two bedrooms with built-in wardrobes

Full bathroom

- Upper floor:

Large multipurpose living space

Master bedroom with en-suite bathroom

Impressive solarium terrace, perfect for sunbathing or al fresco dining

Optional independent access – ideal for a private guest area, office or master suite

Includes an easy-access parking space, extra-large storage room, and endless possibilities to personalise the space.

A rare opportunity to enjoy elegance and comfort in one of the most sought-after locations in southern Spain. Come and see it — you'll fall in love!

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