

Marbella Villa

€1,995,000

Ref: X21949



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2



1,356 m²



146 m²



✓



✓



Consumption
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Emissions
Applied for

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Property Purchase Expenses

Property price	€1,995,000 (£1,681,586)
Transfer tax 7%	€139,650 (£117,711)
Notary fees (approx)	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx)	€1,500 (£1,264)

Standard form of payment

Reservation deposit	€3,000 (£2,529)
Remainder of deposit to 10%	€196,500 (£165,630)
Final Payment of 90% on completion	€1,795,500 (£1,513,427)

* 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

Are you looking for a renovation project in one of the best areas of Nueva Andalucia, Marbella? This is a rare opportunity that is simply amazing! This 5-bedroom villa is set in a prime south-west orientation and therefore has sun at all hours of the day. It resides in the privileged location of the Nueva Andalucia area, just a few minutes to the beach, restaurants, shops and local amenities. What is so excellent about this beautiful villa is the unique character and indescribable charm of the home. Couple this traditional appeal with a modern interior to create an idyllic home base for Mediterranean living. Enter the property through the manicured garden pathway, surrounded by exotic greenery that leads to the antique solid oak door. The main part of the villa currently has four bedrooms, two full bathrooms, two spacious living rooms both with a built-in fireplace, dining room, fully fitted kitchen, laundry room and a guest bathroom. There is also a separate apartment which consists of a kitchen area, bedroom and living area, private bathroom, and private terrace. This building could be incorporated into the rest of the house or used as a staff quarters, games area or could potentially be rented out as an investment opportunity. There is also a large garden with swimming pool, built in BBQ, quaint Andalusian style terrace, and a room that can be used as a gym and a sauna. Imagine relaxing and enjoying the sunshine with friends and family in one of the best locations in Marbella!

Other features include hot and cold air conditioning in three rooms, garage for two cars plus a spacious driveway, fitted wardrobes and security system.

This property for sale is truly unique – with potential completely untapped! The villa is so versatile with many rooms and much space to create your dream home in your own style.

The property offers a unique opportunity for refurbishment due to its fantastic and highly sought-after location.

PLEASE NOTE: IMAGES ARE FROM 2023 AND THE HOUSE NEEDS A TOTAL REFURBISH.

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