

# Marbella

## Apartment / Apartamento

€3,850,000

Ref: X21988



3



3



136 m<sup>2</sup>



✓



Consumption  
G

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



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€3,850,000 (£3,241,315)
Transfer tax 7% .....	€269,500 (£226,892)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,263)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,526)
Remainder of deposit to 10% .....	€382,000 (£321,606)
Final Payment of 90% on completion ....	€3,465,000 (£2,917,184)

\* 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

Located in the prestigious Puente Romano area, this exquisite three-bedroom apartment offers a sophisticated blend of comfort and elegance in one of Marbella's most sought-after locations. Just a short distance from renowned fine dining restaurants, luxurious boutiques, and the sandy beaches of the Golden Mile, the apartment boasts a prime location. Upon entering, you are greeted by a spacious open-plan layout that seamlessly connects the modern kitchen with the dining area and inviting living room. This thoughtful design enhances the sense of space and natural light, creating a welcoming atmosphere ideal for both relaxing and entertaining. The living space extends to a private terrace overlooking the beautifully maintained communal gardens—a perfect place to unwind and enjoy the peaceful surroundings. Residents also benefit from access to the community's swimming pool and lush garden areas, further enhancing the appeal of this tranquil setting. Each of the three bedrooms is ensuite, offering privacy and comfort to all residents. The master suite stands out with its own private terrace, providing a quiet retreat with lovely views and direct outdoor access. Combining prime location, refined interiors, and high-quality community features, this apartment in Puente Romano presents an exceptional opportunity to enjoy the best of coastal living in Marbella.

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