

# Marbella Villa

€2,900,000

Ref: X22018



3



3



1,099 m<sup>2</sup>



217 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 .....	€2,900,000 (£2,443,830)
Transfer tax 7% .....	€203,000 (£171,068)
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 (£2,528)
Remainder of deposit to 10% .....	€287,000 (£241,855)
Final Payment of 90% on completion ...	€2,610,000 (£2,199,447)

\* 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

Nestled in the prestigious area of El Rosario in Marbella East, this beautifully renovated luxury villa offers the perfect blend of elegance and comfort. Set on a vast, meticulously landscaped plot, the property is a single-level residence featuring three spacious bedrooms, ideal for both family living and entertaining guests.

The outdoor area is a true highlight of the villa—an expansive, lush garden surrounds a private heated pool, creating a serene and secluded ambiance. A relaxing Jacuzzi, multiple chill-out zones, and a stylish Bali-style cabana offer ideal spaces to unwind under the sun or enjoy a meal al fresco. A covered dining area and a poolside lounge complete the exceptional outdoor living experience.

Inside, the villa boasts a bright, open-plan layout filled with natural light. The sleek, modern kitchen flows effortlessly into the dining and living areas, all seamlessly connected to the outdoors. Expansive sliding doors create a seamless connection between the indoor and outdoor spaces, enhancing the sense of space and openness.

Perfectly positioned, the villa is just a short drive from Marbella's finest golf courses, beaches, and top international schools. Whether as a holiday retreat or a full-time residence, this exceptional property offers a rare opportunity to own a beautifully renovated home in one of Marbella's most sought-after areas.

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