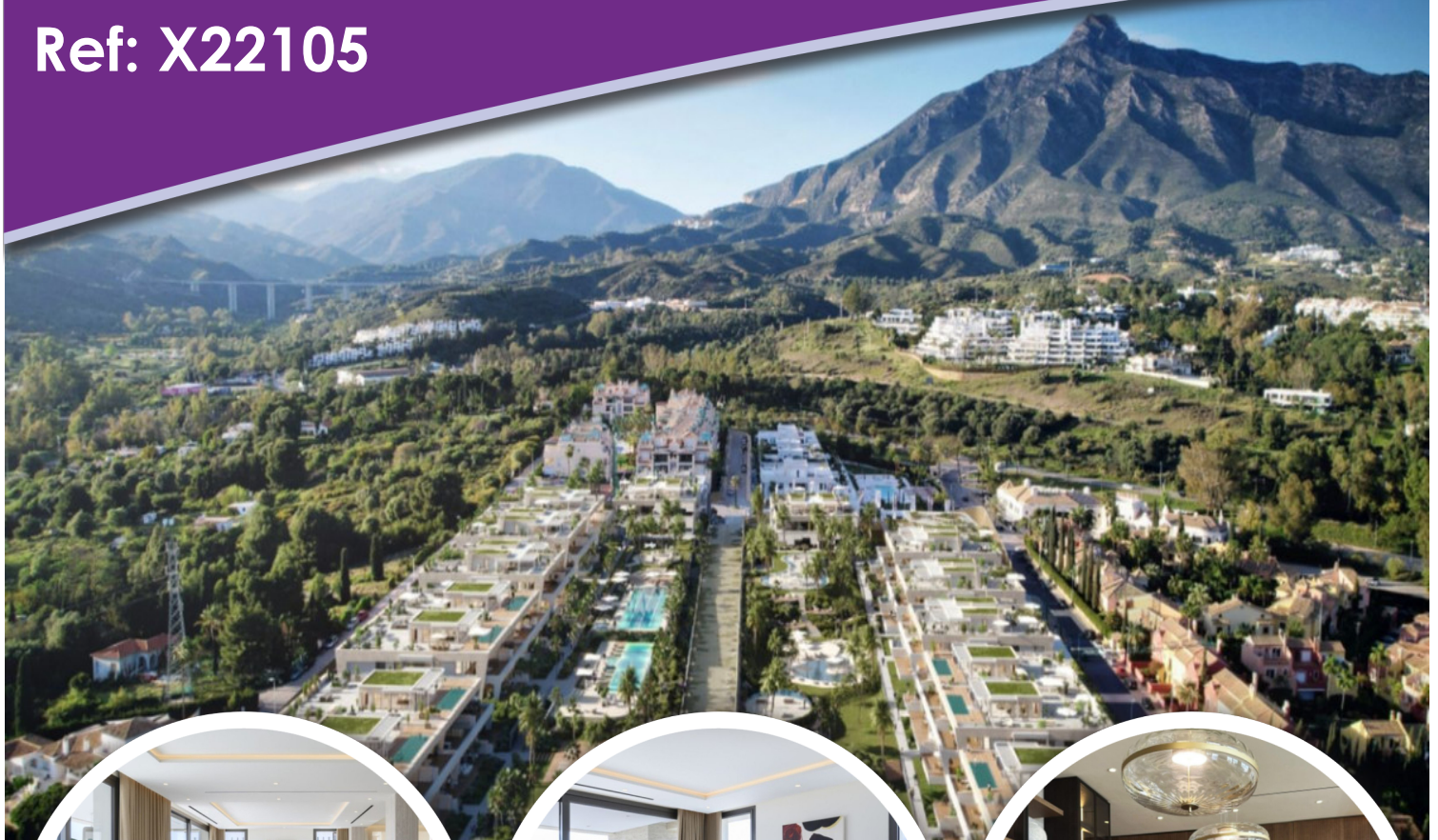


# Marbella Villa

€11,900,000

Ref: X22105



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425 m<sup>2</sup>



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## Property Purchase Expenses

|                                 |                           |
|---------------------------------|---------------------------|
| Property price .....            | €11,900,000 (£10,024,560) |
| Transfer tax 7% .....           | €833,000 (£701,719)       |
| 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 (£2,527)          |
| Remainder of deposit to 10% .....       | €1,187,000 (£999,929)    |
| Final Payment of 90% on completion .... | €10,710,000 (£9,022,104) |

\* 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

This extraordinary residence redefines the standard of modern luxury from the moment you enter. A majestic entrance hall welcomes you with a sense of grandeur that seamlessly continues throughout the home. The expansive living area impresses with its remarkable dimensions, offering a rare sense of openness and light that enhances every corner. Elegant, large-format marble flooring flows throughout the interior, adding a timeless sophistication.

The kitchen, an exceptional centerpiece, has been meticulously crafted and furnished by the prestigious Fendi Casa, combining aesthetic elegance with top-tier functionality. Every detail speaks of quality, from the refined carpentry to the seamless integration of materials and finishes. Floor-to-ceiling windows flood the spaces with natural light and offer breathtaking panoramic views that can be enjoyed from both the main floor terraces and the expansive solarium. Upstairs, the rooftop is designed as a private retreat. A stunning swimming pool becomes the heart of this outdoor sanctuary, while the generous layout provides the perfect setting to incorporate a bespoke bar or outdoor kitchen — ideal for entertaining or unwinding in style.

This property is more than just a home; it's a statement of refined living. Thoughtfully designed for those who appreciate exceptional craftsmanship, exclusive materials, and unparalleled views, it offers a living experience that balances beauty, comfort, and sophistication in perfect harmony.

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