

# Marbella Villa

€3,495,000

Ref: X22357



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1,925 m<sup>2</sup>



506 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€3,495,000 (£2,980,187)
Transfer tax 7% .....	€244,650 (£208,613)
Notary fees (approx) .....	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx) .....	€1,500 (£1,279)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,558)
Remainder of deposit to 10% .....	€346,500 (£295,461)
Final Payment of 90% on completion ....	€3,145,500 (£2,682,168)

\* 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

Exquisite Luxury Villa in Marbella's Premier Location

Discover the epitome of luxury living in this recently renovated villa, nestled in one of Marbella's most prestigious and established neighborhoods. Just a short 3-minute stroll from the sun-kissed beaches, this property seamlessly blends traditional Andalusian charm with sleek, contemporary interiors. The villa offers a timeless elegance and modern comfort, showcasing the perfect combination of Andalusian architectural grace and modern luxury.

Spanning a generous 506 m<sup>2</sup>, this stunning home features six spacious bedrooms and six elegant bathrooms, ensuring ample space for family and guests. Reformed and maintained in excellent condition, the villa offers a warm, inviting atmosphere with its west-facing orientation. The expansive 1,925 m<sup>2</sup> plot includes a garage and storage room, providing convenience and practicality.

With its unparalleled lifestyle offerings, this villa is a rare gem in Marbella's prime location. Enjoy the perfect balance of classic sophistication and modern amenities, making it an ideal retreat for those seeking both tranquility and proximity to the vibrant Marbella scene. Don't miss the opportunity to own a piece of Andalusian paradise.

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