

Marbella Villa

€3,500,000

Ref: X22376



7



5



1,900 m²



422 m²



Consumption
D

Emissions
D

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Property Purchase Expenses

Property price	€3,500,000 (£3,024,700)
Transfer tax 7%	€245,000 (£211,729)
Notary fees (approx)	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx)	€1,500 (£1,296)

Standard form of payment

Reservation deposit	€3,000 (£2,593)
Remainder of deposit to 10%	€347,000 (£299,877)
Final Payment of 90% on completion	€3,150,000 (£2,722,230)

* 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

Exclusive opportunity on the Golden Mile, Marbella!

We present this spectacular property located in the most prestigious area of Marbella: the Golden Mile. It consists of two detached villas sold together, offering a unique opportunity for families and those looking for a property with great potential for appreciation.

Between the two villas there are a total of seven bedrooms and five bathrooms, offering practical and comfortable spaces. The property has a beautiful central swimming pool surrounded by landscaped gardens, creating an atmosphere of tranquillity and privacy. The plot has a total area of 1,778 square metres, offering ample space and an ideal setting. All this, just minutes from the beach, luxury restaurants and the best amenities in Marbella. Don't miss the opportunity to live or invest in an unbeatable location.

Contact us for more information or to arrange a viewing. The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. MET

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