

Marbella

Apartment / Apartamento

€395,000

Ref: X22467



2



1



63 m²



✓



✓



Consumption
G

Emissions
Applied for

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CHOICE

Property Purchase Expenses

Property price	€395,000 (£340,688)
Transfer tax 7%	€27,650 (£23,848)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,294)

Standard form of payment

Reservation deposit	€3,000 (£2,588)
Remainder of deposit to 10%	€36,500 (£31,481)
Final Payment of 90% on completion	€355,500 (£306,619)

* 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

Are you looking for a good investment or a holiday home? This 2 bedrooms apartment next to Puerto Banus is an excellent opportunity. Just a few steps from the Golden Mile and within walking distance to many restaurants and shops in Marbella. The bus stop is right next to the complex. Living here is easy, comfortable, and convenient with all the amenities that simplify daily life.

The apartment is in excellent condition, with the bathroom and kitchen refurbished just a few years ago. These updates have modernized the space, making it a comfortable and stylish home. The community is gated with security cameras and a closed community parking. Residents can also enjoy a swimming pool and well-maintained gardens.

Property Highlights

South-facing with a terrace overlooking the pool and garden.

Open plan, fully fitted kitchen, and renovated bathroom.

Sold fully furnished

Safety box in the apartment.

Short walk to the beach.

This unique location offers more than just beaches. Nestled close to an art museum and a fascinating Roman Empire excavation site, the nearby Rio Verde River adds a natural environment with its unique birdlife and turtles.

This property is sold fully furnished and guaranteed to attract both short and long-term tenants, making it a high-potential investment.

Tourist licence en place

Do not miss this opportunity in one of the most sought-after areas of Marbella!

Welcome to book your visit!

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