

# El Paraiso

Duplex/Townhouse / Casa adosada

€1,490,000

Ref: X22484



5



4



990 m²



396 m²



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€1,490,000 (£1,285,125)
Transfer tax 7% .....	€104,300 (£89,959)
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% .....	€146,000 (£125,925)
Final Payment of 90% on completion ....	€1,341,000 (£1,156,613)

\* 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**

Beautiful Andalusian-style villa recently renovated and ready to move in, offering you a very comfortable lifestyle in an unbeatable location within walking distance to all shops and the beach. Located in the prestigious area of Paraíso Medio, you will be close to all necessary services and just a step away from the El Paraíso golf course. Layout: Two floors plus a basement, offering a total of six bedrooms and five bathrooms. The kitchen is fully equipped and integrates with a cozy dining and living area with a fireplace, perfect for creating unforgettable moments. The master bedroom is a true retreat, with a walk-in closet and en-suite bathroom, while the small bedroom has two beds and a terrace with charming views. Additionally, the guest apartment on the ground floor is ideal for visitors, with its own kitchen and bathroom. Enjoy the Mediterranean climate in the beautiful garden with a private pool, BBQ area, and outdoor showers. Two covered terraces offer perfect spaces to relax outdoors. The property also includes a large storage room, a utility room, and a garage for two vehicles. With easy access to the A7 highway, you will be just 15 minutes from Estepona, 10 minutes from Puerto Banús, and 20 minutes from Marbella. Saladillo Beach is only 2.5 km away, while Málaga Airport is 65 km away. This is a unique opportunity to visit a property that combines luxury, comfort, and a privileged location.

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