

# Marbella

## Apartment / Apartamento

€765,000

Ref: X22584



3



2



150 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€765,000 (£659,813)
Transfer tax 7% .....	€53,550 (£46,187)
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% .....	€73,500 (£63,394)
Final Payment of 90% on completion ....	€688,500 (£593,831)

\* 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**

Looking for a stylish home in one of Marbella's most sought-after areas? This west-facing duplex penthouse on the famous Golden Mile could be just what you need. With 165 m<sup>2</sup> of built space, it features 3 bedrooms—including a master suite, 2 bathrooms, and a guest toilet.

The bright and spacious living-dining area flows into a fully equipped kitchen, plus you've got a laundry room and a pantry for extra convenience. There are two terraces—one facing east, the other west—so you can enjoy the sun all day and take in beautiful sea views.

You'll also have a large parking space and storage room included. Just steps from the iconic Hotel Puente Romano, and only 5 minutes from both Puerto Banús and Marbella's charming Old Town. Easy access to the highway makes getting around a breeze.

This is relaxed coastal living with everything you need right at your doorstep!

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