

Marbella Villa

€4,995,000

Ref: X22611



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1,188 m²



492 m²



✓



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Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€4,995,000 (£4,302,194)
Transfer tax 7%	€349,650 (£301,154)
Notary fees (approx)	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx)	€1,500 (£1,292)

Standard form of payment

Reservation deposit	€3,000 (£2,584)
Remainder of deposit to 10%	€496,500 (£427,635)
Final Payment of 90% on completion	€4,495,500 (£3,871,974)

* 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

This exceptional luxury villa is located in the prestigious neighbourhood of Altos de Puente Romano along the renowned Marbella Golden Mile, in Marbella, Malaga. Boasting a striking architectural presence, the property offers an expansive built interior of 492m² complemented by a generous plot of 1,188m², alongside a substantial 171m² terrace. With five spacious bedrooms, five elegant bathrooms, and an additional guest toilet, this villa is meticulously designed to provide both sophisticated entertaining areas and intimate family living. Presenting an array of exclusively appointed features, the villa includes a private pool and carefully landscaped gardens, ensuring both privacy and a serene outdoor experience. A private garage further elevates convenience and security. The interiors are fully furnished with a harmonious blend of style and comfort, while air conditioning and a state-of-the-art alarm system guarantee a pleasant and secure environment. The kitchen is fully fitted and equipped, ideal for culinary enthusiasts, and the property benefits from glass doors, covered and uncovered terraces, as well as a solarium and barbecue area for versatile outdoor living. Leisure and relaxation are paramount in this villa, highlighted by a dedicated SPA area, including an indoor pool, Jacuzzi, and sauna, designed for the ultimate in well-being. The villa is kept in excellent condition and features modern amenities such as a solarium and large terraces with views of the sea and pool, creating inviting spaces to unwind or entertain guests. Superbly positioned, this property is close to all essential amenities, public transport, shops, vibrant town life, the port, and within easy reach of the beach. It offers an unrivalled lifestyle opportunity for those seeking exclusivity and convenience on Marbella's prestigious Golden Mile.

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