

# Marbella

## Apartment / Apartamento

€2,295,000

Ref: X22671



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345 m<sup>2</sup>



✓



✓



Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€2,295,000 (£2,000,093)
Transfer tax 7% .....	€160,650 (£140,006)
Notary fees (approx) .....	€750 (£654)
Land registry fees (approx) ...	€750 (£654)
Legal fees (approx) .....	€1,500 (£1,307)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,615)
Remainder of deposit to 10% .....	€226,500 (£197,395)
Final Payment of 90% on completion ....	€2,065,500 (£1,800,083)

\* 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

Upon leaving the private lift to enter this duplex penthouse a sense of excitement fills the air, in anticipation of what is to be revealed. This property is vast, colorful and an amalgamation of different influences, all vying for your attention. The main floor stretches out to reveal a stunning living room split into two - one ever so slightly more formal than its companion but equally as aristocratic. Both are visible through an elegant archway which creates a sense of continuum with each one vastly illuminated via expansive glass windows and doors that offer a glimpse of the colossal terrace that wraps itself around the residence. High ceilings with classical moldings frame each room and create a feeling of grandeur, whilst rich artwork adorns the walls.

A separate dining area takes its place adjacent to the more formal of the two living rooms, quietly placed by terrace windows and kept company by a fireplace offering the promise of gentle warmth in the winter months.

The kitchen is wide, open and welcoming, with its summery blue floor tiles caressing underfoot and mirroring the colours in the backsplash tiles along with walls. Cupboard and storage space is plentiful thus leaving the countertops uncluttered whilst high end appliances feature throughout. Direct access is offered through glass terrace doors that frame the natural green areas outlining the view.

The bedrooms are works of art...masterpieces in their own right, each one telling a different story to its guest but at the same time offering a baronial sanctuary in which to repose. Colours and hues stand out in each room - earthy pinks, warm claret, playful lavender and chic creams - all individual yet continuing the sensation of sophistication and nobility. Each bedroom features huge windows and terrace doors that allow swathes of natural light to flood in whilst offering a glimpse of the azure blue sky outside.

All of the bedrooms reveal extensive walk through wardrobes yet it is the master suite on the uppermost floor that is the striking boudoir. Sumptuously sweeping across the top floor, it is lavishly appointed to take full advantage of a vast terrace that displays the swimming pool in all its glory, looking out across the treetops and over to the Mediterranean Sea. The solarium rises upwards still further to a terrace covered by a palapa, spectacular with its vaulted thatched ceiling. Views from here are all encompassing, sweeping around from the mountains at the rear across to the blue horizon of the sea. Each bedroom enjoys the privacy and luxury of its ensuite bathroom, all glorious with their mosaic tiles in heavenly shades that complement the bedroom it serves. From neutral palettes to warm blues each one is fully equipped with single or double sink units, walk in showers, bathtubs and vanity units.

Yet, the most dazzling feature of this ravishing property is its seemingly boundless terrace that snakes around the residence offering ubiquitous views of the sea, ...

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