Marbella
Villa

€2,390,000

Ref: X22786

4	3	981 m²	239 m²	✔	✔

Consumption **G**

Emissions **Applied for**

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Property Purchase Expenses

Property price €2,390,000 (£2,068,067)
Transfer tax 7% €167,300 (£144,765)
Notary fees (approx) €750 (£649)
Land registry fees (approx) ... €750 (£649)
Legal fees (approx) €1,500 (£1,298)

Standard form of payment

Reservation deposit €3,000 (£2,596)
Remainder of deposit to 10% €236,000 (£204,211)
Final Payment of 90% on completion €2,151,000 (£1,861,260)

* 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

Discover this elegant villa located in the prestigious Los Naranjos Hill Club, Nueva Andalucía. Situated in a peaceful cul-de-sac, this charming home offers a perfect blend of privacy, comfort, and Mediterranean lifestyle, just a short distance from top international schools, renowned golf courses, and only 4 km from the golden beaches and luxury marina of Puerto Banús.
The entrance level welcomes you with a bright open-plan layout that seamlessly integrates a fully equipped modern kitchen, a spacious dining area, and a cozy living room with a fireplace. Large sliding doors lead out to a generous terrace, offering partial golf views and overlooking the private swimming pool and lush garden, creating an ideal space for outdoor dining and relaxation. On this floor, you'll also find a guest bedroom with direct access to the pool area, along with a full bathroom.
Upstairs, the master suite features an en-suite bathroom with underfloor heating and a private terrace boasting stunning mountain and sea views — the perfect retreat for peaceful mornings or sunset evenings.
The lower level hosts two additional bedrooms that share a modern bathroom. Both rooms enjoy direct access to a secluded private garden, enhancing the sense of tranquility and space.
The property also boasts a private garage.
This villa offers an exceptional location, just minutes from Marbella town centre and San Pedro, making it an ideal family home or a smart investment for rental opportunities in one of Marbella's most sought-after residential areas.

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