

# Marbella Villa

€3,850,000

Ref: X22850



5



5



1,138 m<sup>2</sup>



437 m<sup>2</sup>



✓



✓



Consumption  
C

Emissions  
B

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## **Property Purchase Expenses**

Property price .....	€3,850,000 (£3,322,935)
Transfer tax 7% .....	€269,500 (£232,605)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,295)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,589)
Remainder of deposit to 10% .....	€382,000 (£329,704)
Final Payment of 90% on completion ....	€3,465,000 (£2,990,642)

\* 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**

Introducing this contemporary style villa in one of the most exclusive and in demand villas on Marbella Golden Mile. If you are looking for a modern house that ticks all the boxes in terms of style and location – then this house has your name on it! The house has been designed and built with top quality appliances and panoramic windows that allow for plenty of natural light intake in all areas. The house seamlessly blends together the modern architecture and clean crisp lines with the natural surroundings. The entrance level has the spacious room which is divided by different patios where nature has a pivotal role in creating an earthy and homely feeling. On this level you can find the living room, dining area, sleek kitchen, pantry and guest toilet. Moving up the stairs you will find four bedrooms, two of them sharing a bathroom and both with a large private terrace. The master bedroom has the added benefit of a Jacuzzi that is integrated on the terrace. The lower level of the house has plenty of natural light intake and good ventilation system. This floor houses the gym, fifth bedroom with bathroom, utility room, storage room and machinery room. This villa for sale is located within the Nagueles area of Marbella's Golden Mile. This is a serene suburban area with private luxury villas. It is ideally situated within minutes of Marbella town and the beach. This area offers the best of both worlds, close enough to all amenities you could need whilst still maintaining a peaceful and tranquil atmosphere.

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