

Marbella Villa

€3,435,000

Ref: X23035



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8



1,925 m²



506 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€3,435,000 (£2,981,580)
Transfer tax 7%	€240,450 (£208,711)
Notary fees (approx)	€750 (£651)
Land registry fees (approx) ...	€750 (£651)
Legal fees (approx)	€1,500 (£1,302)

Standard form of payment

Reservation deposit	€3,000 (£2,604)
Remainder of deposit to 10%	€340,500 (£295,554)
Final Payment of 90% on completion	€3,091,500 (£2,683,422)

* 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 newly renovated luxury villa is situated in one of Marbella's most prestigious and established neighborhoods, just three minutes from the beach. The property masterfully combines traditional Andalusian architecture on the exterior with sleek, modern interiors, offering a harmonious blend of timeless elegance and contemporary comfort.

Basement:

The villa features an open-plan basement of 67 m², offering flexibility for a home gym, cinema room, or other recreational spaces. It also includes a cutting-edge laundry area, enhancing the home's functionality.

Main Floor:

Upon entering, you are greeted by a grand hallway with a stunning staircase leading to the upper level. The 506 m² main floor is divided into several key areas:

Right Wing: Two en-suite bedrooms, designed for maximum comfort and privacy.

Left Wing: A stylish living room with a cozy fireplace. Floor-to-ceiling sliding glass doors connect the indoor space with a beautifully landscaped 90 m² garden, expansive terraces, and a covered porch of 48 m².

The outdoor area includes a family-sized swimming pool, a children's playground, and a BBQ area, making it perfect for gatherings and relaxation.

The main floor also features a modern kitchen with high-end appliances. Adjacent is a secondary service kitchen and a fully equipped en-suite bedroom suitable for staff. Both the kitchen and service areas have direct access to the garden and the main entrance.

Upper Floor:

The upper level is dedicated to the luxurious master suite, which includes:

A spacious walk-in closet

A lavish oversized bathroom

Additionally, there are two more en-suite bedrooms, each with access to a shared terrace offering breathtaking views of the property and its surroundings.

Exterior and Access:

The villa is accessed through an automated gate, showcasing its elegant Andalusian façade. On the right side of the entrance, there is ample parking space along with a covered garage for added convenience.

This villa offers an ideal fusion of Andalusian architectural charm and modern luxury, providing an exceptional lifestyle in one of Marbella's most sought-after locations.

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