

# Marbella

## Duplex/Townhouse / Casa adosada

### €545,000

### Ref: X21959



4



3



156 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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property**  
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## **Property Purchase Expenses**

Property price .....	€545,000 (£461,997)
Transfer tax 7% .....	€38,150 (£32,340)
Notary fees (approx) .....	€750 (£636)
Land registry fees (approx) ...	€750 (£636)
Legal fees (approx) .....	€1,500 (£1,272)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,543)
Remainder of deposit to 10% .....	€51,500 (£43,657)
Final Payment of 90% on completion ....	€490,500 (£415,797)

\* 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**

For sale spacious townhouse in the Urbanization Los Naranjos de Marbella. The community features gardens and swimming pools for the enjoyment of its few residents. This townhouse is ideally located, very close to services such as supermarkets, restaurants, and just a short distance from Puerto Banús and its beaches. It is also near Les Roches University and Aloha College, making it perfect for both living and investment. With all services nearby and high demand in the area, don't miss this opportunity!

### **GROUND FLOOR:**

- 1 Bedroom
- 1 Guest Toilet
- Spacious living-dining room with fireplace
- Terrace with barbecue area, featuring a seating area and dining area
- Fully equipped kitchen

### **FIRST FLOOR:**

- 3 Bedrooms
- Master bedroom with en suite bathroom and access to a terrace
- 2 Full bathrooms

### **TOP FLOOR:**

- Solarium with jacuzzi and stunning views of La Concha mountain.

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