

# Marbella Villa

€5,950,000

Ref: X21970



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1,151 m<sup>2</sup>



877 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€5,950,000 (£5,148,535)
Transfer tax 7% .....	€416,500 (£360,397)
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% .....	€592,000 (£512,258)
Final Payment of 90% on completion ....	€5,355,000 (£4,633,682)

\* 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 exceptional villa project in Cortijo Blanco, San Pedro, offers luxury and comfort across three beautifully designed levels. With 8 en-suite bedrooms, this property is contemporary and offers high-end finishes throughout. Each bedroom features built-in wardrobes, ensuring plenty of storage.

The ground floor welcomes you with a bright open-plan layout where the living room flows into the dining area and modern kitchen. One en-suite bedroom is located on this level, offering convenience and privacy. The outdoor space is a true oasis, complete with a private swimming pool and landscaped garden—perfect for enjoying the Mediterranean climate in a tranquil setting.

The first floor houses the luxurious master suite with a walk-in closet and private terrace. Two additional en-suite bedrooms are also located on this floor, each designed with elegance and functionality in mind.

The basement is a highlight of the villa, designed for both leisure and practicality. It includes four en-suite bedrooms—ideal for guests or friends—alongside a game room and bar, perfect for entertaining or family game nights. A home cinema is perfect for movie nights, while a gym caters to fitness enthusiasts. For total relaxation, the spa area includes a massage room, sauna, and Turkish bath. A wine cellar, laundry room, and storage space complete this level.

The villa is ideally located in close proximity to the beach and a short drive to golf courses, San Pedro town center, and Puerto Banús. Make this stunning villa yours!

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