

Marbella Villa

€1,300,000

Ref: X22007



Three circular inset images showing details of the property:

- Swimming pool in the garden.
- Interior view of the entrance and stairs.
- Interior view of a living room with a fireplace.

Property features and specifications:

- 4 bedrooms
- 3 bathrooms
- 902 m² plot area
- 242 m² built area
- ✓ Swimming pool
- ✓ Air conditioning



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€1,300,000 (£1,095,510)
Transfer tax 7%	€91,000 (£76,686)
Notary fees (approx)	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx)	€1,500 (£1,264)

Standard form of payment

Reservation deposit	€3,000 (£2,528)
Remainder of deposit to 10%	€127,000 (£107,023)
Final Payment of 90% on completion	€1,170,000 (£985,959)

* 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 villa for sale in the prestigious Los Naranjos Hill Club, Marbella, presents an excellent investment opportunity for those looking to undertake a renovation project. Located in a highly sought-after area, this property is ready to be transformed into a luxurious dream home. Although it requires complete renovation, the villa boasts a private pool and a delightful garden, providing a tranquil haven.

Featuring 3-4 bedrooms, the villa offers generous space for a family or visitors. Each room is spacious and filled with natural light, ensuring a bright and inviting environment. The open and expansive living areas are perfect for hosting guests or enjoying quality family time.

Situated in an exceptional location, the property is conveniently close to premier golf courses and only a 15-minute drive from the beach, allowing residents to enjoy the stunning Mediterranean coastline. The serene neighborhood adds to its appeal, making it an ideal escape from the hustle and bustle of daily life.

This villa in Los Naranjos Hill Club offers a unique opportunity for customization and personalization, allowing you to create your dream home in a desirable location. Priced at €1,300,000 in its current state, it is a competitive option for those with a vision for their ideal residence.

For those preferring a move-in-ready home, a complete renovation is available, with a final sale price of €2,700,000. This investment guarantees a fully customized and modern home that is ready for immediate occupancy.

An added advantage is the private indoor garage, which can accommodate up to 2 cars, offering both security and convenience. This property, with its spacious bedrooms, elegant bathrooms, private pool, and garage, provides everything needed for a dream home in Marbella.

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