

# Marbella Villa

€1,695,000

Ref: X22058



4



3



512 m²



204 m²



✓



✓



Consumption  
G

Emissions  
Applied for

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property  
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## **Property Purchase Expenses**

Property price .....	€1,695,000 (£1,425,834)
Transfer tax 7% .....	€118,650 (£99,808)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,262)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,524)
Remainder of deposit to 10% .....	€166,500 (£140,060)
Final Payment of 90% on completion ....	€1,525,500 (£1,283,251)

\* 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**

Charming villa located in the heart of Nueva Andalucía, just a short walk from restaurants, a supermarket, and various shops. The beach is approximately 1 km away, with Puerto Banús only 800m from the property. The villa features a private swimming pool surrounded by a sunny terrace and a small, mature garden offering total privacy. The garden is beautifully landscaped with fruit trees and vibrant bougainvillea. The ground floor includes a bright and spacious living and dining area that opens onto a covered terrace, leading out to the pool. The living room is fitted with an open fireplace, and the terrace includes a built-in barbecue area—ideal for outdoor entertaining. This level also offers a fully equipped kitchen, a laundry room, one bedroom, and a bathroom. Upstairs, you'll find the master suite along with two additional bedrooms in a separate wing, which share a bathroom. Natural light floods the entrance hall and hallways through ceiling skylights, creating a warm and welcoming atmosphere. There is a separate garage that could be converted into an additional room, as well as covered parking and a storage area in a private section shared with a neighbouring property. The home is maintained by the local town hall, so no community fees apply. It also features hot and cold air conditioning throughout. If you're looking for a private villa within walking distance of all amenities, this is the perfect property for you.

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