

# Marbella

## Duplex/Townhouse / Casa adosada

### €670,000

### Ref: X22617



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156 m<sup>2</sup>



✓



✓



Consumption  
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Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€670,000 (£578,344)
Transfer tax 7% .....	€46,900 (£40,484)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,295)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,590)
Remainder of deposit to 10% .....	€64,000 (£55,245)
Final Payment of 90% on completion ....	€603,000 (£520,510)

\* 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

Before entering the house we find a front yard, which, some neighbors, taking advantage of the authorization that the community has, have used to expand the kitchen. Upon entering the house we find an entrance hall that gives a fitted kitchen to the right and a large living room with exit to a private garden of 65 square meters.

On the first floor, we find a hall that gives two large bedrooms with ensuite bathrooms and one of them with own terrace. On the top floor, gartered, we have a games room that can be transformed into a bedroom, a bathroom and another large room.

The Jardines de Marberia community is a gated community, quiet, close to all types of leisure areas, schools, and 15 minutes from the beach of Nagüeles.

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