# Marbella

## Duplex/Townhouse / Casa adosada

**€995,000**

## Ref: X22728

| 3 | 3 | 100 m² | 158 m² | ✔ |
|---|---|---|---|---|

Consumption **G**

Emissions **Applied for**

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**www.spanishpropertychoice.com**

spanish property CHOICE

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**Mijas Costa Office**
C/ Mérida de Jarales, 5

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## Property Purchase Expenses

Property price ..... €995,000 (£861,869)
Transfer tax 7% ..... €69,650 (£60,331)
Notary fees (approx) ..... €750 (£650)
Land registry fees (approx) ... €750 (£650)
Legal fees (approx) ..... €1,500 (£1,299)

## Standard form of payment

Reservation deposit ..... €3,000 (£2,599)
Remainder of deposit to 10% ..... €96,500 (£83,588)
Final Payment of 90% on completion .... €895,500 (£775,682)

* 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

EXCLUSIVE - Luxury 3-bedroom townhouse with sea, golf and mountain views
Completely renovated 3-bedroom townhouse situated in a prestigious urbanization in the heart of Nueva Andalucia´s golf valley. Built with the highest quality materials and extra features such as electric underfloor heating with separate control zones, Led spotlights and led strips with dimmers in all ceilings.
It´s West facing orientation offers spectacular uninterrupted views over the golf, mountains and sea from its 100m2 solarium. The solarium is pre-installed with water and electricity for an outdoor kitchen and pergola set up to have shades or create a roof.
The large open plan kitchen living space is filed with natural light, the kitchen has integrated Neff appliances and living room has a beautiful Entanol stove fireplace.
The master suite has a specially designed walk in wardrobe and en-suite bathroom has a stunning two-person bath, all the bathrooms are fitted with Villeroy and Bosh taps and sinks. There are a further two double bedrooms also en-suite.
The urbanisation has 24 hour security, communal pool and offers a selection of cafés and restaurants onsite, with only a 5 minute walk to the Aloha strip where you will further restaurants, bars and supermarkets.
We recommend early viewings as to not miss out on this spectacular property.

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