

Marbella

Duplex/Townhouse / Casa adosada

€1,200,000

Ref: X22915



3



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340 m²



190 m²



Consumption
G

Emissions
Applied for

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**spanish
property**
CHOICE

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Mijas Costa Office
C/ Mérida de Jarales, 5

Property Purchase Expenses

Property price	€1,200,000 (£1,040,160)
Transfer tax 7%	€84,000 (£72,811)
Notary fees (approx)	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx)	€1,500 (£1,300)

Standard form of payment

Reservation deposit	€3,000 (£2,600)
Remainder of deposit to 10%	€117,000 (£101,416)
Final Payment of 90% on completion	€1,080,000 (£936,144)

* 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

Spacious corner townhouse located in one of the most exclusive residential areas of San Pedro Playa. This privileged setting offers a family-friendly and peaceful environment, just a short walk from the beach promenade, the town center, and all essential services such as schools, sports facilities, shops, and restaurants. The vibrant Puerto Banús is also easily accessible with a pleasant stroll along the seafront.

The property is distributed over two well-planned floors. The ground level features a bright and generous living-dining area, with an additional wing that can be adapted as a fourth bedroom or home office. The fully fitted kitchen includes a practical utility room, while a spacious glazed terrace provides a comfortable extension of the living space, ideal for year-round use. A guest toilet with window completes this floor.

Upstairs, the home offers three ample bedrooms and two bathrooms. The master suite enjoys direct access to a large private terrace, perfect for relaxing in the sun or enjoying the evening breeze.

Set on a 300 m² plot, the property boasts an extensive corner garden with plenty of privacy and the possibility of building a private swimming pool, creating a fantastic outdoor living and entertaining area.

Additional features include a large garage with capacity for two cars, extendable if needed, and solar panels installed on the upper terrace, providing energy efficiency and sustainability.

This townhouse represents an ideal opportunity for families seeking comfort, space, and an unbeatable location by the sea in San Pedro Playa.

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