

# Marbella Villa

€6,400,000

Ref: X22944



6



6



1,441 m<sup>2</sup>



647 m<sup>2</sup>



✓



✓



Consumption  
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Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€6,400,000 (£5,553,920)
Transfer tax 7% .....	€448,000 (£388,774)
Notary fees (approx) .....	€750 (£651)
Land registry fees (approx) ...	€750 (£651)
Legal fees (approx) .....	€1,500 (£1,302)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,603)
Remainder of deposit to 10% .....	€637,000 (£552,789)
Final Payment of 90% on completion ....	€5,760,000 (£4,998,528)

\* 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**

2 Brand new luxury villas are located in the prestigious community of Las Lomas de Marbella. This gated community is considered one of the most luxurious residential areas in Marbella. Offering 24-hour security and close to many amenities such as the prestigious Puente Romano hotel, these villas are truly well located.

The south-facing villas have been designed with high standards of quality materials offering comfort and elegance. Given their elevated position, together with their orientation, these villas offer amazing sea and mountain views.

When you enter these villas you will be welcomed by a beautiful entrance with water fountains and a parking space giving the house an elegant and peaceful look from the first step. Furthermore, the villas are distributed over 3 levels with 6 bedrooms and 6 bathrooms.

The main level is divided into several areas, a dining area, a living area with a fireplace and a beautiful and fully equipped kitchen with state-of-the-art appliances. From this floor, you have direct access to the lush green garden with a beautiful heated saltwater pool and a stylish hammock area, perfect to enjoy with your friends and family.

On the upper level, you will find 3 of the bedrooms all of which include an ensuite bathroom and a stylish walk-in closet. The master bedroom has direct access to the large terrace where you will be able to enjoy the amazing views whilst sipping on your preferred beverage.

Finally, the basement has parking space for 3 cars, a laundry area, and a staff apartment and a separate kitchen with direct elevator access to the main kitchen. There are 3 more bedrooms on this floor perfect for guests.

The top floor of these villas offers an amazing solarium with the potential to create an outdoor gym or a covered lounge area.

Overall, these villas offer a true dream!

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