

Marbella Villa

€8,975,000

Ref: X22945



6



7



2,350 m²



712 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€8,975,000 (£7,788,505)
Transfer tax 7%	€628,250 (£545,195)
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%	€894,500 (£776,247)
Final Payment of 90% on completion	€8,077,500 (£7,009,655)

* 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

This exceptional luxury villa, located in the prestigious area of La Cerquilla, Marbella, offers an unparalleled living experience with its stunning architecture and high-end finishes. Featuring six spacious bedrooms and six luxurious bathrooms, this home provides both comfort and privacy for all residents.

The villa's prime location places it in close proximity to international schools, world-class golf courses, and vibrant shops, ensuring convenience and access to the finest amenities. The expansive outdoor area is a true highlight, with a private, breathtaking pool and meticulously landscaped gardens, complemented by a chill-out zone and a barbecue area, perfect for entertaining guests.

Inside, the living room is incredibly welcoming, bathed in natural light and featuring a cozy fireplace that adds a touch of warmth and elegance. The fully fitted, open-plan kitchen is a culinary haven, ideal for both everyday meals and grand entertaining. The villa spans three levels, with the master bedroom on the upper floor offering its own private terrace, a luxurious walk-in closet, and a marble-accented bathroom with a standalone bathtub and a walk-in shower.

The basement is an entertainment oasis, featuring a stylish bar area, a cinema room, and a fully climate-controlled gym, ensuring that leisure and fitness are always within reach. This villa offers an exceptional lifestyle for those seeking luxury, comfort, and style in one of Marbella's most desirable locations.

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