

# Marbella

## Apartment / Apartamento

€495,000

Ref: B2320

RESERVED



3



2.5



219 m²



167 m²



✓



✓



10 min.



Consumption  
D - 61kW

Emissions  
D - 12kg



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## Property Purchase Expenses

Property price .....	€495,000 (£427,037)
Transfer tax 7% .....	€34,650 (£29,893)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## Fees and Taxes

Communal fees .....	€266.00 per month
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,588)
Remainder of deposit to 10% .....	€46,500 (£40,116)
Final Payment of 90% on completion ....	€445,500 (£384,333)

\* 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

\*\*\*RESERVED JULY 2025\*\*\*

Discover an attractive ground-floor apartment within the serene Lomas de los Monteros urbanization, thoughtfully designed for a harmonious blend of spaciousness and comfort. The property opens to a bright and expansive living room offering ample space for relaxation or entertaining.

The sleek and spacious kitchen is outfitted with all the main appliances, ensuring both functionality and style. The main bedroom features an en-suite bathroom and dresser, while two additional bedrooms provide versatility. All bedrooms share a private hallway plus the guest bathroom and separate wc for added privacy.

Standout features are the large double glazed living room window providing breath-taking hillside and sea views. The 43m2 split level private terraces also benefit from these views and are spacious enough to accommodate various patio furniture for al fresco living. The apartment enjoys the use of three swimming pools and its lush gardens within the urbanization. The apartment's east/south east orientation guarantees morning and afternoon sunlight, creating a naturally inviting atmosphere.

Included is a 32m2 covered parking space and secure store room in an underground garage, accessible via a remote-controlled electric gate for added convenience. The central air conditioning and water supply systems are covered by community fees, ensuring a seamless and worry-free living experience.

Perched on Marbella's stunning hillside community of Los Altos de los Monteros which is renowned for its tranquil environment, offering a family-friendly setting perfect for year-round residency or a peaceful retreat. Only 7-10 minutes drive to the lovely beaches and amenities of Marbella.

The owners currently hold a tourist licence so this property could also be an ideal rental investment.

With its generous living space and prime location, it's definitely worth a viewing.

Contact us today to arrange a viewing.

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