

# Marbella

## Apartment / Apartamento

€350,000

Ref: X20996



2



2



149 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€350,000 (£296,660)
Transfer tax 7% .....	€24,500 (£20,766)
Notary fees (approx) .....	€750 (£636)
Land registry fees (approx) ...	€750 (£636)
Legal fees (approx) .....	€1,500 (£1,271)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,543)
Remainder of deposit to 10% .....	€32,000 (£27,123)
Final Payment of 90% on completion ....	€315,000 (£266,994)

\* 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 ground floor apartment is located in the prestigious residential complex of Señorío de Gonzaga, in Nueva Andalucía. The apartment has 2 bedrooms and 2 bathrooms, including an en suite bathroom in the master bedroom. Its functional design is complemented by a terrace of 40m<sup>2</sup>, where you can enjoy the Mediterranean climate with many hours of sun a day thanks to its southeast orientation.

The residential complex offers a wide range of services, such as communal pools and landscaped areas, perfect to relax and enjoy the quiet environment. In addition, it has a private garage for comfort.

Located in a gated community, this apartment offers a privileged location close to golf courses, shops, restaurants and schools. It also has access for persons with reduced mobility and security camera surveillance.

This ground floor apartment in Señorío de Gonzaga is a perfect opportunity for both those seeking permanent residence and investors who wish to take advantage of their rental potential. Do not hesitate to contact us for more information and to visit this property.

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