

# Marbella Villa

€1,900,000

Ref: X21188



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743 m<sup>2</sup>



211 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,900,000 (£1,638,940)
Transfer tax 7% .....	€133,000 (£114,726)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,588)
Remainder of deposit to 10% .....	€187,000 (£161,306)
Final Payment of 90% on completion ....	€1,710,000 (£1,475,046)

\* 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

Detached villa near cumbres del Rodeo in Nueva Andalucia, only a short drive to Puerto Banus and the town of San Pedro.

The property has had some renovation and offers 3 bedrooms on the ground floor, one of which has an ensuite bathroom, fully equipped kitchen and a comfortable living room with large covered terrace overlooking the garden & pool, ideal for alfresco dining.

The garden is easily maintained with a heated saltwater swimming pool, and there is a large driveway leading to a double garage.

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