

Marbella Villa

€6,575,000

Ref: X21214



4



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960 m²



380 m²



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€6,575,000 (£5,446,599)
Transfer tax 7%	€460,250 (£381,262)
Notary fees (approx)	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx)	€1,500 (£1,243)

Standard form of payment

Reservation deposit	€3,000 (£2,485)
Remainder of deposit to 10%	€654,500 (£542,175)
Final Payment of 90% on completion	€5,917,500 (£4,901,939)

* 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

More than a villa, it is a masterpiece of design and functionality nestled in the serene beauty of the first line of golf. This residence masterfully combines luxury, entertainment and an extraordinary natural environment, becoming a refuge for lovers of leisure and golf.

As you walk through its doors, you immerse yourself in a contemporary architectural experience. The living room, with its elegant design, flows harmoniously into a high-end kitchen, creating an open space that connects with the dining room and living room. Large windows offer panoramic views of the Los Naranjos golf course, providing a stunning and relaxing setting.

The four en-suite bedrooms, each with its own terrace, offer an oasis of privacy and comfort. The master bedroom, measuring almost 40 square meters, features a walk-in closet and designer bathroom in an open-plan concept, elevating luxury to new heights.

The pool and terrace area is not only a place to cool off, but also a space designed for relaxation and socialization. A buggy garage with direct access to the golf course adds a practical and exclusive touch.

The crown jewel is the rooftop terrace, an artistic sanctuary with outdoor kitchen, lounge areas, an open-air cinema and a second pool. From this elevated point, you enjoy panoramic views of the golf course and valley, creating a captivating atmosphere.

The basement houses a meticulously designed gym and home office with a touch of dark wood, adding elements of wellness and productivity.

It is not just a residence; is an architectural symphony that combines the art of living and the pleasure of golf in an unforgettable melody. Living here is not simply living in a house, it is immersing yourself in a unique life experience, where every detail is designed to delight the senses and elevate everyday life to an expression of art.

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