

# Marbella Villa

€12,900,000

Ref: X21230



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3,522 m<sup>2</sup>



1,580 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€12,900,000 (£10,934,040)
Transfer tax 7% .....	€903,000 (£765,383)
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% .....	€1,287,000 (£1,090,861)
Final Payment of 90% on completion ....	€11,610,000 (£9,840,636)

\* 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 magnificent 7-bedroom home has a spectacular architectural style. Distributed over three levels ,with an open-plan design and a welcoming atmosphere. Due to its elevated position, the property enjoys breathtaking views over Marbella, the Mediterranean Sea, and Gibraltar in the distance. These views may be seen from several locations throughout the property, including the terraces and gardens. Floor to ceiling windows allow for abundant natural light.

The grand entrance to this property leads to an exquisite lounge and dining area with modern fireplace, a top of the range designer kitchen with professional laundry area, two guest suites and a private study. The spectacular terrace and pool area add to the comfort and style of this level.

The primary suite with bespoke dressing room occupies the entire upper level and has a south-facing terrace with panoramic views. Further guest bedroom suites, professional gym, independent staff apartment and a double garage complete the lower level.

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