

# Marbella Villa

€3,750,000

Ref: X21310



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414 m<sup>2</sup>



275 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€3,750,000 (£3,117,600)
Transfer tax 7% .....	€262,500 (£218,232)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,247)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,494)
Remainder of deposit to 10% .....	€372,000 (£309,266)
Final Payment of 90% on completion ...	€3,375,000 (£2,805,840)

\* 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

MODERN VILLA 100 METERS FROM THE BEACH NEXT TO PUERTO BANUS

Contemporary style villa with a privileged location just a few meters from the promenade and the beach and just a few minutes walk from Puerto Banus and the Golden Mile.

The property is distributed over four floors, has an elevator that connects all floors, has a total of four good-sized bedrooms, four bathrooms plus toilet, living room with open kitchen, large terrace, huge solarium, the basement has a large garage, cinema room, summer room...etc.

Externally the property has a porch and garden area, private pool and parking.

An ideal property for clients who want to enjoy a modern style property ready to move into in a privileged location next to the beach and just a few minutes from Puerto Banus.

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