

# Marbella Villa

€5,750,000

Ref: X21495



5



7



1,137 m²



494 m²



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€5,750,000 (£4,896,125)
Transfer tax 7% .....	€402,500 (£342,729)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,277)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,555)
Remainder of deposit to 10% .....	€572,000 (£487,058)
Final Payment of 90% on completion ....	€5,175,000 (£4,406,513)

\* 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 fabulous villa in a well established area in the heart of Nueva Andalucia is undergoing a complete transformation from the ground up to the highest possible construction specifications.

Offering 5 bedrooms and 4 bathrooms of complete luxury it represents the ultimate in contemporary living. Large living areas complemented by an open plan kitchen and extensive terracing including an outdoor kitchen allow for a complete al fresco lifestyle. Big basement featuring games room, gym, sauna, laundry area, machine room, storage room and 2 additional bedrooms for guests or staff.

A jacuzzi, sauna, and open views to the golf course make this the perfect family home in Marbella's most sought after neighbourhood.

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