

# Marbella

## Apartment / Apartamento

€1,750,000

Ref: X21533



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132 m<sup>2</sup>



Consumption  
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Emissions  
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## Property Purchase Expenses

Property price .....	€1,750,000 (£1,449,403)
Transfer tax 7% .....	€122,500 (£101,458)
Notary fees (approx) .....	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx) .....	€1,500 (£1,242)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,485)
Remainder of deposit to 10% .....	€172,000 (£142,456)
Final Payment of 90% on completion ....	€1,575,000 (£1,304,462)

\* 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

Immerse yourself in the luxury and distinction that only Puerto Banús can offer with this elegant apartment, designed for those who seek to enjoy a high-end lifestyle. With over 132 square meters, this property combines the spaciousness and charm of classic design, wrapping you in a sophisticated and serene atmosphere in one of Marbella's most exclusive areas.

From the moment you enter, the foyer leads you to a bright living room, where the stunning views of the sea and the vibrant Puerto Banús will captivate you instantly. This sunlit space invites you to relax as you watch the constant flow of yachts in the harbor—an experience only this privileged location can offer.

The apartment boasts two comfortable bedrooms, including a master bedroom with direct access to a private terrace, perfect for enjoying peaceful moments while savoring the sea breeze. The refined en-suite bathroom offers a sanctuary of comfort for your personal enjoyment, and a second full bathroom ensures your guests' comfort.

The kitchen, spacious and comfortable, has been designed to offer both style and functionality. This area invites you to create delightful meals and provides the perfect setting for daily convenience in a well-organized and practical environment.

The dining-living area, carefully designed, is ideal for hosting dinners and gatherings in an elegant and exclusive setting. Every corner of this apartment has been thoughtfully crafted to make you feel like you're in a truly exceptional place.

For your ultimate convenience, the property includes two parking spaces located within the same building, in sought-after Puerto Banús, ensuring maximum ease and security for you and your guests.

Surrounded by the most exclusive shops, featuring the world's top luxury brands, and a selection of internationally renowned restaurants, this apartment stands out not only for its prime location but also for offering an extraordinary living experience. Here, every detail has been considered to provide a lifestyle that only a select few can enjoy, right in the heart of the luxury that is Puerto Banús. GP1

The Abbreviated Informative Document is available upon request. Expenses: Taxes (ITP or VAT + AJD) + notary and registration fees.

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