

# Marbella Villa

€4,595,000

Ref: X21594



4



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1,164 m<sup>2</sup>



475 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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property  
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## **Property Purchase Expenses**

Property price .....	€4,595,000 (£3,894,722)
Transfer tax 7% .....	€321,650 (£272,631)
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% .....	€456,500 (£386,929)
Final Payment of 90% on completion ....	€4,135,500 (£3,505,250)

\* 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**

Introducing an exquisite villa in Nueva Andalucía, distinguished by its remarkable "all-white" outdoor design, creating an unparalleled atmosphere for unforgettable experiences. This luxurious residence, featuring four bedrooms and four bathrooms, offers stunning sea views, making it the ideal setting to create lasting memories with family and friends. The villa's outdoor area is truly exceptional, boasting a beautiful private pool, perfect for ensuring unforgettable moments. The expansive living room, with direct access to the pool, provides the ideal space for gatherings and entertaining guests. On the first floor, the master suite offers panoramic sea views and features a luxurious en-suite bathroom, along with a private terrace that invites you to relax and enjoy the surroundings. Additionally, an outdoor bath and shower, facing the stunning pool, provide an exceptional touch of indulgence and relaxation. In the basement, you will find an impressive spa area complete with a hammam, sauna, plunge pool, and shower room, offering the ultimate in relaxation. Moreover, a bar and cinema room add to the extensive entertainment options available, ensuring an enjoyable experience for all. This is a rare opportunity to own a truly remarkable property, perfectly designed for those seeking luxury and comfort in a breathtaking setting.

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