

# Marbella

## Apartment / Apartamento

€1,195,000

Ref: X21653



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142 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€1,195,000 (£1,012,882)
Transfer tax 7% .....	€83,650 (£70,902)
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% .....	€116,500 (£98,745)
Final Payment of 90% on completion ....	€1,075,500 (£911,594)

\* 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**

Las Alamandas is a hidden gem! It is situated in the Nueva Andalucía Golf Valley between Los Naranjos Golf and Las Brisas Golf. It is an extremely sought after and in demand urbanisation. This classic complex has manicured sub-tropical gardens and has three swimming pools. In addition, there is a gym and sauna. We would say that the security here is one of the best features. Offering 24-hour security including video surveillance and infra-red alarms. The development consists of 19 blocks of apartments. There are 5 apartments in each block: 2 on the ground floor, 2 on the first floor and a duplex penthouse on the top floor.

This unit is situated in a west facing orientation and away from the road, very nice and quiet, but stunning views over the garden and pool area. There is a view to La Concha mountain from the rear balcony. It is a two-bedroom unit, built over one floor with spacious terrace with access from both living room and master bedroom. Fully fitted nice and bright kitchen with utility room. Two good size bedrooms with bathrooms en-suite with under-floor heating, spacious walk-in showers and a Jacuzzi in the main suite.

It comes with 1 garage space and 1 storage.

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