

# Marbella

## Duplex/Townhouse / Casa adosada

# €1,825,000

### Ref: X21728



4



3



250 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,825,000 (£1,550,976)
Transfer tax 7% .....	€127,750 (£108,568)
Notary fees (approx) .....	€750 (£637)
Land registry fees (approx) ...	€750 (£637)
Legal fees (approx) .....	€1,500 (£1,275)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,550)
Remainder of deposit to 10% .....	€179,500 (£152,548)
Final Payment of 90% on completion ....	€1,642,500 (£1,395,879)

\* 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

Welcome to this stunning semi-detached villa located in the sought-after area of Aldea Dorada, Nueva Andalucía, With its breathtaking panoramic views, luxurious features, and ideal layout, this property offers the perfect combination of comfort, style, and convenience, making it the ideal home for families or those looking to enjoy the best of Marbella living. As you enter the villa, you're immediately greeted by a spacious, open-plan living area with soaring ceilings and large windows that fill the space with natural light. The expansive windows provide unobstructed panoramic views, extending all the way through the living room, enhancing the sense of openness and tranquillity. A charming open fireplace adds warmth and ambiance to the space, while a guest toilet and a handy storage room provide added convenience. The modern, fully refurbished kitchen is a standout feature, designed with high-quality finishes and equipped with fold-away windows that seamlessly connect the interior with the terrace, creating a perfect blend of indoor-outdoor living. The large terrace is ideal for both relaxation and entertaining, offering a kitchenette, a cozy lounge area, and a dining space where you can enjoy both sunrise and sunset. With its south-facing orientation, this property offers spectacular, uninterrupted views, making every moment spent here truly special.

Descending to the lower level, which can be accessed either by stairs from the entrance level or directly from the garage (with no stairs), you'll find four spacious bedrooms. Two double bedrooms share a well-appointed bathroom, while another double bedroom, currently being used as an office, provides additional flexibility to be used as wished. The master bedroom is a true retreat, featuring ample wardrobe space and a luxurious en-suite bathroom. Both the master bedroom and the office offer direct access to a covered terrace that leads out to a private garden. This is perfect for families or dog lovers who seek outdoor space and privacy.

The villa also includes a garage for one car and a golf buggy, with plenty of additional storage options, including a separate storage room.

This property for sale offers not only a stunning living environment but also a lifestyle of convenience and luxury in one of Marbella's most desirable locations.

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