

# Marbella

## Apartment / Apartamento

€2,300,000

Ref: X21807



3



2



196 m<sup>2</sup>



100 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€2,300,000 (£1,993,594)
Transfer tax 7% .....	€161,000 (£139,552)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,300)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,600)
Remainder of deposit to 10% .....	€227,000 (£196,759)
Final Payment of 90% on completion ...	€2,070,000 (£1,794,235)

\* 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

We are delighted to present an extraordinary opportunity to own a luxurious penthouse in the vibrant Puerto Banús. This exceptional property offers an unbeatable location, just steps away from the beach, high-end boutiques, fine dining restaurants, and the marina, making it an ideal home for those seeking the best of coastal living. Inside, the penthouse boasts an inviting living area, perfectly designed for comfort and elegance. One of the standout features of this property is its stunning terrace, where you will find a private jacuzzi—perfect for relaxation after a long day. The spacious terrace also offers a charming chill-out zone and a dining table, ideal for al fresco meals while enjoying breathtaking views of the Mediterranean. The penthouse is located within a highly sought-after complex that provides a range of exceptional amenities, including 24-hour security for peace of mind, a communal swimming pool, and a gym. With its prime location, luxurious features, and exceptional amenities, this penthouse presents an unparalleled opportunity to enjoy the best of Puerto Banús. Don't miss the opportunity to own an exceptional residence in one of the most sought-after destinations on the Costa del Sol.

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