

# Marbella Villa

€2,050,000

Ref: X21845



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665 m<sup>2</sup>



442 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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property  
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## **Property Purchase Expenses**

Property price .....	€2,050,000 (£1,745,575)
Transfer tax 7% .....	€143,500 (£122,190)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,277)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,555)
Remainder of deposit to 10% .....	€202,000 (£172,003)
Final Payment of 90% on completion ....	€1,845,000 (£1,571,018)

\* 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**

Great Investment Opportunity!

This stunning 6-bedroom, 5-bathroom villa in San Pedro Beachside offers exceptional potential for various lifestyles and investment strategies:

1. Perfect Family Home: Ideally located within walking distance to the beach, old town, supermarkets, playgrounds, and schools, making everyday life effortless.

2. High-Yield Rental Property: This villa is a short-term rental gem, generating up to €1,300 per night in peak season.

Recently renovated with high-end materials, the main floor features 4 bedrooms and 3 bathrooms, while the first floor boasts two luxurious primary suites, each with a private, spacious bathroom.

The private yard includes a swimming pool and jacuzzi, while the expansive terrace and rooftop (Barcelona style) offer the perfect spot to create your outdoor cinema experience.

With solar panels covering over 70% of the villa's energy consumption, this home is not just beautiful but also energy-efficient. Nestled on a quiet, one-way street, it ensures both tranquility and convenience.

A rare opportunity in an unbeatable location!

- San Pedro Beachside – Contact us today for more details or a private viewing!

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