

# Marbella Villa

€3,900,000

Ref: X21971



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1,152 m<sup>2</sup>



515 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 .....	€3,900,000 (£3,286,530)
Transfer tax 7% .....	€273,000 (£230,057)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€387,000 (£326,125)
Final Payment of 90% on completion ....	€3,510,000 (£2,957,877)

\* 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

Discover this stunning contemporary villa project located in the sought-after neighborhood of Cortijo Blanco, San Pedro. Set on a generous plot, this modern home offers luxury, comfort, and space in a prime coastal location. The villa features four spacious bedrooms, each with its own en-suite bathroom, ensuring privacy and convenience for every resident. On the ground floor, you will find an elegant open-plan layout that combines the living room with a sleek modern kitchen and a stylish dining area. Large sliding doors lead you to the spectacular outdoor space, where a private pool and a beautifully curated garden await—perfect for entertaining guests or enjoying quiet relaxation. One en-suite bedroom is conveniently located on this level, ideal for guests or family members. Upstairs, the villa boasts three additional en-suite bedrooms, including the luxurious master suite, which opens directly onto a private terrace. The home also includes a spacious basement that can be customized to suit your needs—whether you envision a home cinema, gym, games room, or more. Situated just moments from the beach and within easy reach of top international schools, world-renowned golf courses, Puerto Banús and San Pedro town, this villa presents a truly exceptional opportunity.

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