

# Marbella

## Apartment / Apartamento

€427,000

Ref: X21976



2



2



200 m²



95 m²



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Consumption  
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Emissions  
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## Property Purchase Expenses

Property price .....	€427,000 (£359,833)
Transfer tax 7% .....	€29,890 (£25,188)
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% .....	€39,700 (£33,455)
Final Payment of 90% on completion ....	€384,300 (£323,850)

\* 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

Nestled in the serene enclave of Los Altos de Marbella, Marbella East, this exquisite duplex offers a harmonious blend of modern comfort and natural beauty. Spanning a built area of 95m<sup>2</sup>, this property is a perfect retreat for those seeking a tranquil lifestyle amidst the picturesque landscapes of Malaga. With two spacious bedrooms and two well-appointed bathrooms, it caters to both comfort and functionality.

The property boasts a thoughtfully designed interior, featuring a fully equipped kitchen, a cosy living room, and a charming fireplace that adds a touch of warmth and elegance. The inclusion of a guest toilet, a basement, and a storage room enhances its practicality, making it ideal for both permanent residence or a holiday getaway. The master bedroom is complemented by a walk-in closet, providing ample storage and convenience.

Outdoor spaces are equally impressive, with an 8m<sup>2</sup> terrace and a ground-floor patio that invite residents to enjoy the Mediterranean climate. The property is surrounded by captivating views, including the sea, countryside, mountains, and a lush communal garden. A private garage ensures secure parking, while the communal pool offers a refreshing escape during warmer months.

Positioned mountainside, this fully furnished duplex combines luxury with breathtaking vistas. The balcony and terraces provide panoramic views, making it an ideal choice for those who appreciate the beauty of nature. Whether enjoying the sunrise over the sea or the tranquillity of the surrounding greenery, this property promises an unparalleled living experience in one of Marbella's most sought-after locations.

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