

# Marbella

## Apartment / Apartamento

€449,000

Ref: X22296



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94 m<sup>2</sup>



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Emissions  
Applied for

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CHOICE

## Property Purchase Expenses

Property price .....	€449,000 (£382,683)
Transfer tax 7% .....	€31,430 (£26,788)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,278)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,557)
Remainder of deposit to 10% .....	€41,900 (£35,711)
Final Payment of 90% on completion ....	€404,100 (£344,414)

\* 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

### PROPERTY WITH PRIVATE GARDEN NEXT TO PUERTO BANUS

Fantastic property, located in one of the most sought-after residential areas next to Puerto Banus, just a few minutes' walk from the beach and all amenities, surrounded by the best golf courses in the area.

Ground-floor apartment consisting of a total of three bedrooms, two bathrooms, a living room with a separate kitchen with a laundry room, and a terrace with a private garden.

Includes a parking space.

Located within a residential area with 24-hour security, two swimming pools, a playground, a restaurant, and paddle tennis courts.

An ideal property for clients who want to enjoy a property next to Puerto Banus in one of the most sought-after residential areas.

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