

# Marbella

## Apartment / Apartamento

€435,000

Ref: X22333



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132 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 .....	€435,000 (£372,665)
Transfer tax 7% .....	€30,450 (£26,087)
Notary fees (approx) .....	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx) .....	€1,500 (£1,285)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,570)
Remainder of deposit to 10% .....	€40,500 (£34,696)
Final Payment of 90% on completion ....	€391,500 (£335,398)

\* 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

Located in the highly desirable area of Cabopino, this bright and spacious 2-bedroom, 2-bathroom apartment offers the perfect blend of comfort, convenience, and coastal living—just a 7-minute walk from the picturesque marina with many different restaurant options for your enjoyment, and the stunning dunes of Cabopino Beach.

One of the two bathrooms is en suite, providing added privacy and functionality. The apartment features a generously sized original kitchen—ideal for those who appreciate traditional layouts—along with a separate laundry room equipped with a brand-new washing machine, as well a new AC unit with option for both hot and cold.

The large living room connects seamlessly to the 17 sqm terrace, allowing natural light to flood the space and creating a warm, inviting atmosphere throughout the day. There's ample room for a full dining table for six, as well as a cozy lounge area—perfect for relaxing in front of the TV or enjoying a quiet moment with a book.

Step outside onto the terrace to unwind on the two sunbeds or enjoy a peaceful dinner while watching the sea and sunset.

The well-maintained urbanization offers a lovely communal pool with plenty of sunbeds available for residents, as well as expansive landscaped gardens—ideal for relaxing, playing games, or having a picnic.

Situated next to the immaculate Cabopino Golf Marbella, just a 1 minute walk to their driving range. Residents benefit from immediate access to a scenic and well-maintained 18-hole course—an attractive feature for golf enthusiasts and a unique selling point for investors.

The apartment is sold fully furnished and includes a spacious parking space in the communal garage.

Contact us today for more information or to arrange a viewing.

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