

# Marbella

## Apartment / Apartamento

€1,420,000

Ref: X22555



2



3



230 m<sup>2</sup>



150 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## **Property Purchase Expenses**

Property price .....	€1,420,000 (£1,221,910)
Transfer tax 7% .....	€99,400 (£85,534)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,291)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,582)
Remainder of deposit to 10% .....	€139,000 (£119,610)
Final Payment of 90% on completion ....	€1,278,000 (£1,099,719)

\* 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 prestigious Nueva Andalucia, Marbella, this apartment presents an exclusive opportunity for discerning buyers.

Welcome to 9 Lions Residences—a gated community renowned for its elegance, 24-hour security, and concierge services. This almost new development sets a new standard in lavish living, offering panoramic views and a lifestyle of distinction.

Elegance and sophistication define this apartment, which hosts two gracefully appointed bedrooms. Each of the two plus one bathrooms exudes privacy and relaxation, adorned with meticulous attention to high-end finishes and fixtures.

Spanning 215 square meters on a single floor, this residence invites a sense of spaciousness and sophistication at every turn. Complemented by sweeping views of the sea, Gibraltar, and Africa, creates an undeniable allure.

Security and tranquility are paramount within the gated community, ensuring peace of mind for residents. The property includes a 25-square-meter garage and a 6-square-meter storage room for added convenience and ease of living.

Leisure and wellness are integral to life at 9 Lions Residences, with access to two outdoor pools and an indoor pool. The community also offers a well-equipped gym, a sauna, and a steam room, promoting a lifestyle of health and well-being.

Beyond a mere residence, 9 Lions Residences represents a lifestyle statement. It epitomizes luxury, sophistication, and exclusivity, tailored for those who appreciate life's finer pleasures. Don't miss this rare opportunity to claim your slice of paradise in Marbella, within a community celebrated for its unrivaled amenities, aesthetic allure, and strategic location. If you yearn for unparalleled luxury, breathtaking views, and a life of leisure, this exceptional sea-view apartment at 9 Lions Residences is an opportunity you cannot afford to miss.

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