

Marbella

Duplex/Townhouse / Casa adosada

€790,000

Ref: X22661



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154 m²



✓



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Consumption
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Emissions
Applied for

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Property Purchase Expenses

Property price	€790,000 (£683,666)
Transfer tax 7%	€55,300 (£47,857)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,298)

Standard form of payment

Reservation deposit	€3,000 (£2,596)
Remainder of deposit to 10%	€76,000 (£65,770)
Final Payment of 90% on completion	€711,000 (£615,299)

* 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

This beautifully presented townhouse, nestled in the heart of the sought-after Aloha Pueblo, offers the perfect blend of traditional Andalusian charm and modern comfort. Set across two levels with the added bonus of a spacious rooftop terrace, this corner unit provides maximum privacy and spectacular sunset views. Inside, the home bursts with color and character, reflecting the vibrant Andalusian style. The recently renovated kitchen features heated floors, brand-new appliances, and modern finishes—perfect for year-round comfort and convenience. The entire house has been freshly painted, creating a bright and welcoming atmosphere throughout. Key features include:

- Two new split air-conditioning units for efficient heating and cooling
 - New blinds on the main and rooftop terraces for added privacy and shade
 - Wood-burning fireplace with cassette, ideal for heating the entire house
 - Private rooftop terrace, ideal for entertaining, relaxing, or soaking in panoramic views
 - Corner unit, ensuring peace, privacy, and extra natural light
- Whether you're looking for a full-time residence or a holiday retreat, this home offers the best of both worlds—a peaceful oasis in a picturesque setting, yet just minutes away from the vibrant life of Nueva Andalucía, golf courses, restaurants, and Puerto Banús. Don't miss the opportunity to own a unique home in one of the most charming communities on the Costa del Sol.

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