Marbella
Villa

€5,500,000

Ref: X22675

5	4	768 m²	465 m²	✔	✔

Consumption **G**

Emissions **Applied for**

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Property Purchase Expenses

Property price €5,500,000 (£4,759,150)
Transfer tax 7% €385,000 (£333,141)
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% €547,000 (£473,319)
Final Payment of 90% on completion €4,950,000 (£4,283,235)

* 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 incredible sleek and streamlined new built villa in Nueva Andalucia owns its rightful place in this prime location just a few minutes walk away from the glitz of Puerto Banus and the glorious stretches of stunning beaches along this part of the coast.
Rising above its peers in modern elegance, this property will stand on an extensive plot of 800m2 and will encompass 465m2 of sublime living space.
Behind the striking facade the interiors open up to reveal a ground floor that is open and expansive. The very essence of this residence is that each corner of the property complement the next, all in perfect harmony.
The ground floor features an impressive open concept kitchen, polished in its decor - a succinct combination of soft wood, sandy tones and cream-veined marble. The island unit takes centre stage with surround seating, offering the perfect vantage point from which to enjoy fabulous garden views.
With the dining area alongside the kitchen and adjacent to the living room, each section of this impressive space is utilised to its maximum and enjoys direct access through immense sliding terrace doors leading out onto a vast terrace overlooking the infinity style swimming pool. Inviting and graceful in its design, the pool is surrounded by both clean cut terracing juxtaposed with natural wood decking. The impression given is that of sustainability and a natural ease of merging with nature.
Four captivating bedrooms feature on this ground level, each one a private haven for residents offering copious amounts of storage and wardrobe space ensuring a smooth and uncluttered appearance. The three bathrooms are all modern and refined, with walk in showers and stylish sink units, illuminated by both natural and recessed lighting.
The upper floor reveals the master bedroom, lavish with its luxuriously styled ensuite bathroom. This private sanctuary offers a secluded corner in which tranquility reigns supreme and rejuvenation is paramount. A private terrace directly accessible from the suite opens out to reveal panoramic sea views and a perfect spot to watch the sun go down.
Also found on this level is a breathtaking solarium languishing under the azure skies. This rooftop paradise opens to sea views that are seemingly limitless.
This property is astutely designed to offer a privileged lifestyle, all wrapped up with first class luxuries that include a custom designed heated wine showcase, a cinema room, a playroom, an elevator, solar panels, underfloor heating throughout the property and a gym. The property also offers parking for two vehicles.
With its prime location just minutes away from the glamour of Puerto Banus and Marbella, a wide choice of first class restaurants and beach clubs, along with some of the most highly regarded golf courses in the area, this is undoubtedly a residence that is designed to impress.

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