

Marbella

Duplex/Townhouse / Casa adosada

€490,000

Ref: X22758



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89 m²



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Consumption
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Emissions
Applied for

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Property Purchase Expenses

Property price	€490,000 (£422,478)
Transfer tax 7%	€34,300 (£29,573)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Standard form of payment

Reservation deposit	€3,000 (£2,587)
Remainder of deposit to 10%	€46,000 (£39,661)
Final Payment of 90% on completion	€441,000 (£380,230)

* 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

Nestled in the heart of the sought-after El Naranjal urbanisation, this delightful townhouse blends traditional Andalusian character with modern comfort. Located within a secure gated community renowned for its cobbled streets, picturesque patios, and vibrant bougainvillea, the property offers a serene lifestyle just minutes from the heart of Nueva Andalucía. Positioned in Marbella's prestigious Golf Valley, you're surrounded by some of the world's finest golf courses, including Los Naranjos, Real Club Las Brisas, and Aloha Golf, making this an ideal retreat for golf enthusiasts. Step into a beautifully refurbished entrance level where stylish porcelain timber-look tile strips create a seamless flow from indoors to the private garden terrace, offering a warm yet durable finish that complements the home's elegant aesthetic. A contemporary open-plan kitchen with central island effortlessly connects to the cosy living area, complete with an inviting open fireplace. From here, step directly onto your sun-drenched terrace – the perfect sanctuary for morning coffee, potted plants, and peaceful evenings amidst Mediterranean landscaping. Upstairs, you'll find two double bedrooms, each with its own en-suite bathroom. French balconies invite in natural light and offer captivating views — one overlooks the majestic La Concha mountain, while the other frames the lush communal gardens and enchanting walls of bougainvillea, a personal favourite feature that brings vivid bursts of colour to every morning. Additional features include gated parking within the community and a peaceful, village-style ambiance that makes El Naranjal one of the most desirable developments in the area.

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