

Marbella

Duplex/Townhouse / Casa adosada

€877,000

Ref: X22938



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246 m²



210 m²



✓



Consumption
C

Emissions
D

Tel: +34 950 615 388
www.spanishpropertychoice.com



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CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Carretera Estación 143

Mijas Costa Office
C/ Mérida de Jarales, 5

Property Purchase Expenses

Property price	€877,000 (£761,850)
Transfer tax 7%	€61,390 (£53,329)
Notary fees (approx)	€750 (£652)
Land registry fees (approx) ...	€750 (£652)
Legal fees (approx)	€1,500 (£1,303)

Standard form of payment

Reservation deposit	€3,000 (£2,606)
Remainder of deposit to 10%	€84,700 (£73,579)
Final Payment of 90% on completion	€789,300 (£685,665)

* 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

Imagine coming home after a day at school with the kids or on the golf course. You park in your own 91 m² private garden, where a welcoming porch marks the entrance to a home designed for family living. The spacious living room, filled with natural light thanks to its large sliding windows, is perfect for family movie nights or afternoons of play with the little ones. From here, you step out onto the terrace, ideal for al fresco dining under the ceiling fan in summer, while the children run freely towards the 57 m² private garden with direct access to the community's swimming pools and paddle court.

The generous kitchen, with plenty of space to cook together, connects to the laundry area and a service bedroom with its own bathroom — perfect for guests or household help.

On the first floor, the three en-suite bedrooms provide the privacy every family needs, with sunny terraces to enjoy peaceful breakfasts before the day begins. And when the teenage years arrive, the top floor becomes the perfect retreat: an independent bedroom with bathroom, terracotta flooring and a 20 m² private terrace overlooking the gardens.

This magnificent home, combining space, privacy and a unique Mediterranean lifestyle, is located in Guadalmina Plaza, an exclusive gated community of just 19 townhouses arranged in a circle.

Living in Guadalmina Baja means much more than owning a house. It's about enjoying family walks through quiet and secure streets, afternoons at the beach just minutes away, proximity to private schools such as San José, and belonging to a discreet and exclusive community that values quality of life.

Guadalmina Baja is located on the western edge of Marbella, between San Pedro de Alcántara and Estepona, bordered by the N-340 coastal road to the north and the Mediterranean Sea to the south, with a 1.5 km beach of fine sand and calm waters. The area stands out for its serene, elegant and secure environment, with renowned golf courses and top schools nearby, and excellent connections to Marbella, Puerto Banús and Málaga International Airport (45 minutes). Here, every corner is designed to create family memories: from breakfasts on the terrace to summer afternoons by the pool, and gatherings with friends in an elegant and tranquil setting.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. AGB

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