DREAM PROPERTY
MARBELLA

Ref. 953A

New apartments in a well-connected part of the coast, between Estepona and Marbella, New Golden Mile.

Estepona

€ 432.000

Estate type:	**Apartment**	Area:	**118 m2**
Terrace:	**33 m2**	Number of bathrooms:	**2**
Number of bedrooms:	**2**	Garage:	**Yes**
Pool:	**Yes**	Plot:	**–**
Air conditioning:	**Yes**	Television:	**No**
Close to golf courses:	**Yes**	Wi-Fi:	**Yes**

The property forms part of a new phase within a larger development that is already largely completed and in use year-round.

The project includes apartments with different layouts and sizes, designed with a focus on functionality, natural light and outdoor space. Each unit has a terrace and, depending on the floor, also a garden or solarium.

The standard includes fitted kitchens, hot/cold air conditioning and an aerothermal system for domestic hot water.

The apartments are located in the Selwo area, within the part of the coastline known as the New Golden Mile, between Estepona and Marbella.

Estepona can be reached in approx. 10 minutes and Marbella in around 20 minutes. Quick access to the A-7 in both directions makes it easy to move along the coast.

In the immediate surroundings there is, among others, an international school (Atlas), which contributes to the stable, year-round character of this part of the coast.

Within the development there are outdoor and indoor pools, a spa area, gym, coworking space and landscaped areas — designed for everyday use.

The area works both as a place to live year-round and as an option for long-term rental.

Prices by typology (including annexes):

**2 bedrooms: from €432,000 to €608,000
**3 bedrooms: from €439,000 to €697,000

The stated prices include the property together with its annexes. Depending on the unit, one or two parking spaces and a storage room are included in the price.

If you are considering purchasing a property in this part of the coast, please feel free to get in touch to check current availability and compare the available options.

In accordance with the provisions of Article 20.1 of the TRLDCU, the price of the property WILL BE INCREASED by the following amounts:

TAXES PAYABLE BY THE PURCHASER:
In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).

NOTARY AND REGISTRY:
These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November,

approving the Land Registry Fees Schedule, respectively).
The agency's professional fees are included in the sale price.

IF BANK FINANCING IS REQUIRED:
The amount of additional expenses must be agreed upon with the financial institution.
To calculate the final price, please contact Dream Property Marbella 2010 SLU. We will issue a personalised offer based on the buyer's personal circumstances.

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