

**Продажа - Дом - Hacienda Las Charas**

**4.200.000€**

Коммунальные: 4,440 EUR / год

ИБИ: 5,042 EUR / год

Мусор: 280 EUR / год



4



5



583 m2



3722 m2

Fantastic villa in Hacienda Las Chapas, Marbella East. Fully renovated in 2004. This modern style villa of 583 m2 on a plot of 3,722 m2 offers great views of the Mediterranean Sea and in the distance La Sierra de Las Nieves Mountains. The villa has been integrated in the natural landscape, creating around it park-alike mature and well manicured gardens with several pieces of artwork. The house is fully private and South facing, ideal for the most spectacular sunsets. The impressive entrance welcomes you, leading in turn to a spacious living room with fireplace, dining room and a fully equipped kitchen. All with direct access to large terraces with open sea and mountain views. One part of the house contains a guest toilet, a guest bedroom with en suite bathroom, the master bedroom with a separate office area, walk-in wardrobes and a full bathroom with shower and massage bath. Direct access to the beautiful garden. The other part of the house contains an en suite bedroom with study and full bathroom. Also here you have direct access to the garden. On this level you will also have a huge utility room, etc.....with its own entrance and direct access out to a double garage. The lower level offers one separate guest- or staff apartment studio, machinery rooms, service toilet and plenty of storage space. Covered parking space for two cars. SPECIFICATIONS include air-conditioning hot & cold in the bedrooms and heating system in all rooms, high quality ceramic floors, double glazing, alarm system, etc.,... The pool can be heated, the garden has automatic irrigation system, lit up garden during night. THE AREA: Hacienda Las Chapas ranks amongst the 10 most prestigious residential areas on the Costa del Sol. The area consists of mainly larger villas or mansions. Ideal position with short distance to the beaches in Cabopino, Marbesa or Elviria - with a distance of less than 2 km to Elviria, the main centre in Marbella East. The urbanisation has 24-H security on-site. The price does not include expenses and taxes. The additional costs to the price to be paid by the buyer are: New home/1st transfer Value Added Tax (VAT) 10% (or 4% in the case of protected housing). Added Value Tax (VAT) 10% (or 4% in case of protected housing); or in case of 2nd and/or Subsequent Transmissions Transfer Tax (ITP) 7,8,9%. In addition, the formalisation in public document of the purchase contract (deeds) is subject to AJD (Stamp Duty) 1.2% on the purchase price, registration and notary fees. You have at your disposal a copy of the corresponding information sheet of this property in our office according to Decree 218/2005 of 11 October.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с морем
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Центральное отопление
- ✓ Камин

**Кухня**

- ✓ Полностью оборудованная

**Категория**

- ✓ Перепродажа

**ОРИЕНТАЦИЯ**

- ✓ Юг

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Сад
- ✓ Бассейн

**Сад**

- ✓ Приватный

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Апартаменты для гостей
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Подвал
- ✓ Оптическое волокно

**меры безопасности**

- ✓ Сигнализация
- ✓ Охрана 24 часа

**бассейн**

- ✓ Приватный

**Мебель**

- ✓ Полностью меблированный

**Парковка**

- ✓ Гараж

























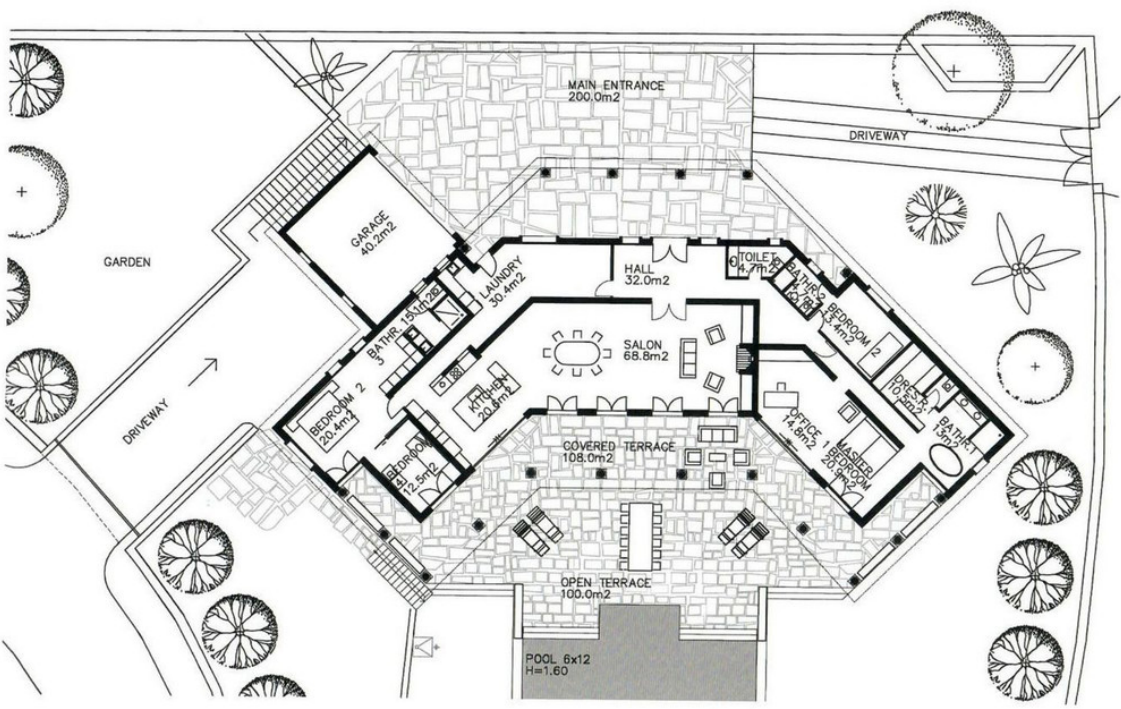
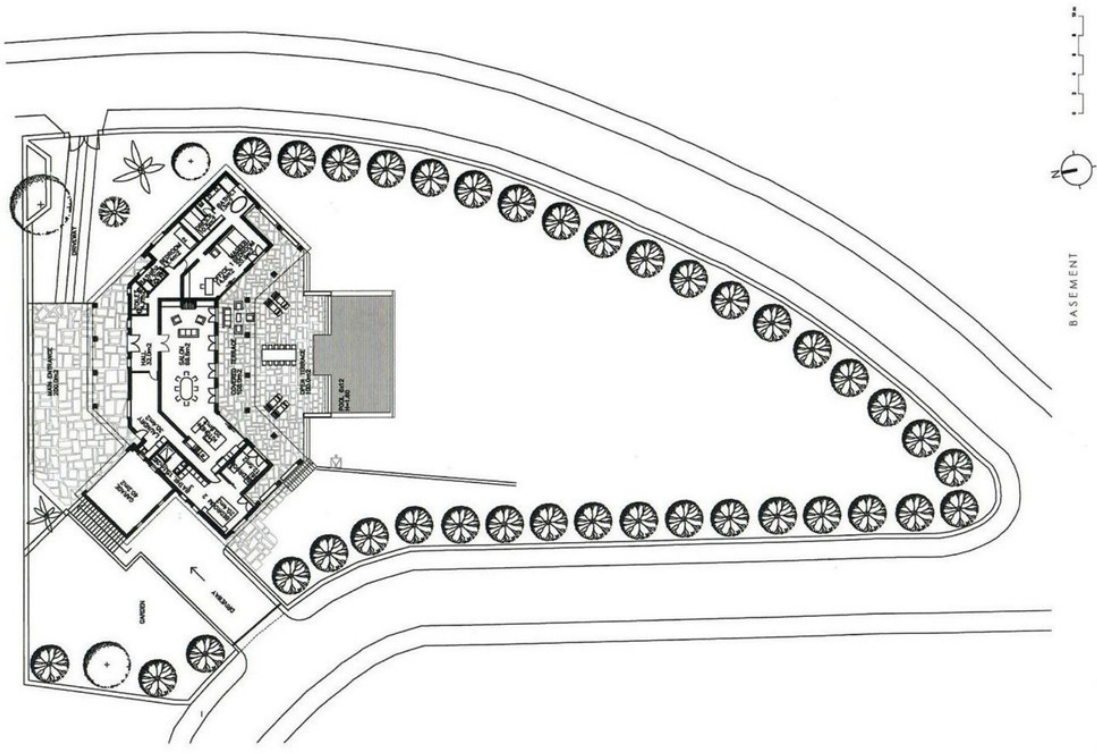






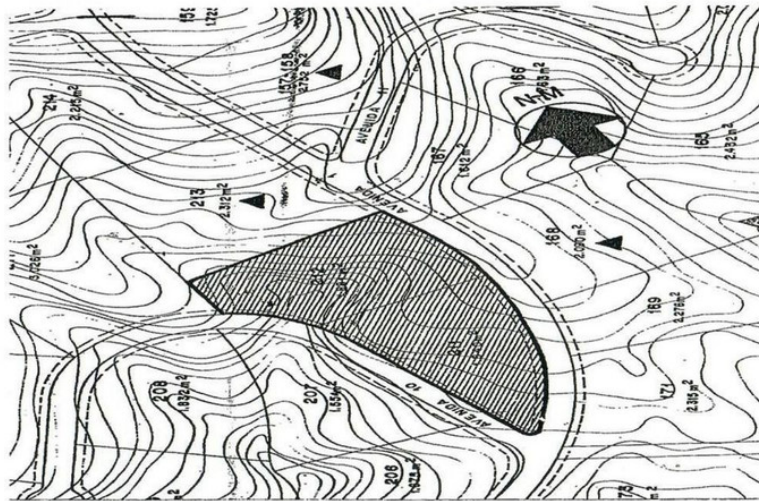
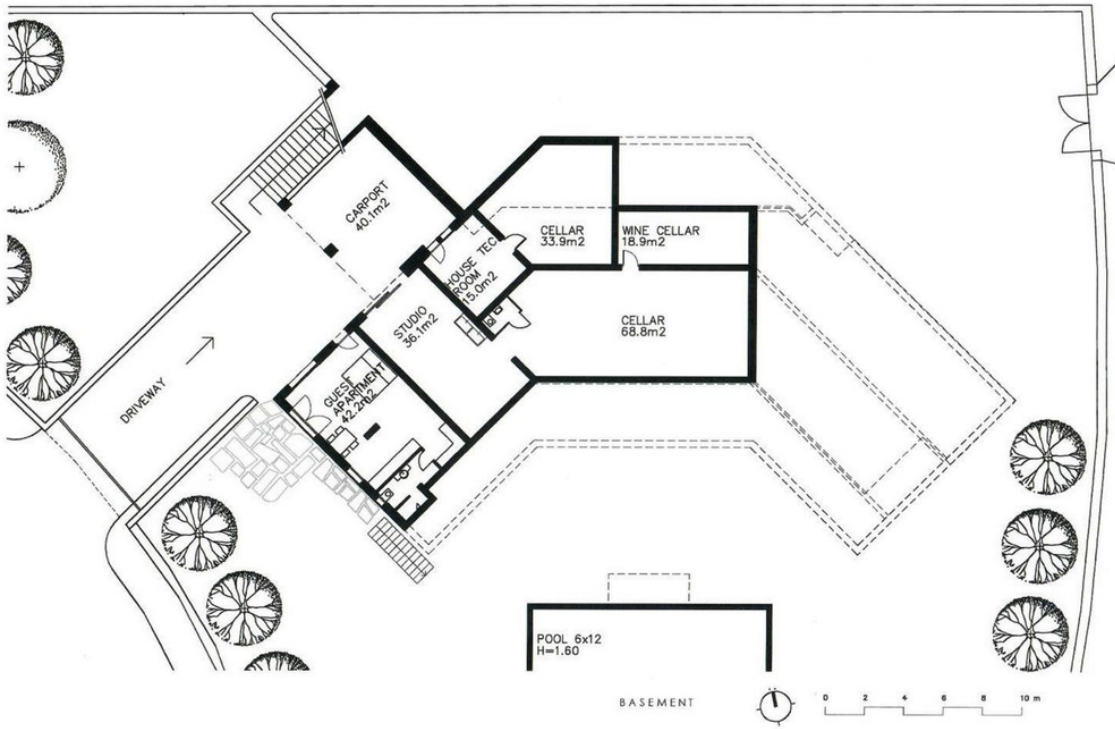






GROUND FLOOR 0 2 4 6 8 10 m





**PLANO DE ZONIFICACION**  
 URBANIZACION LAS CHAPAS MARBELLA MALAGA  
 ESCALA 1:1000

EL ARQUITECTO:

Nº EXP:  
**832**  
 Nº PLANO:  
**2**