

R107288 - Zum Verkauf

3.450.000€

Marbella / Nueva Andalucía / Villa

Dies ist eine außergewöhnliche, helle und geräumigen Villa, im wahrsten Sinne des Wortes gebaut für komfortables Wohnen auf einem sehr hohen Standard. Die Villa liegt im Herzen von Las Brisas, Nueva Andalucia, nur wenige Minuten von Puerto Banus, Top Golfplätze, internationale Schulen, Restaurants und allen Annehmlichkeiten. Die Immobilie befindet sich in einer Sackgasse, die geräumigen und benutzerfreundlichen Gärten, gepaart mit zahlreichen Einrichtungen und Annehmlichkeiten, bieten alles für den idealen Familienurlaub. Die praktische Verteilung des Hauses lädt die Bewohner und Gäste gleichermaßen ein, Privatsphäre und Komfort in perfekter Harmonie zu genießen. Offener Blick auf Las Brisas Golf und den Berg La Concha. Finanzierung für Kaufinteressenten in Frankreich, die keine französischen Staatsbürger sind. Es werden lediglich 30% Eigenkapital benötigt. Finanziert werden Kaufpreis, etwaige Maklercourtage, Grunderwerbsteuer und die Kosten des Notars bis zu einem Höchstbetrag von 2 Millionen EUR je Objekt. Die Immobilie in Frankreich dient als weitere Sicherheit. Es werden keinerlei Grundschulden oder sonstige Besicherungen durch Vermögenswerte im Heimatland benötigt. Sprechen Sie uns an!

Schlafzimmer	6
Bäder	6
Grundstück	1.784,00 m ²
Wohnfläche	676,00 m ²
Parkflächen	4
Ausrichtung	Süd-Ost

Zustand	gepflegt
Land	Spanien

Additional Features

Einliegerwohnung	Fernblick
Klimaanlage	offener Kamin
Pool	Sauna
teilmöbliert	

Image Gallery

Property Location



Die Position des Markes zeigt nicht den richtigen Standort.

Contact the Agent

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Terms and Conditions

§ 1 Prohibition of disclosure

All information including the object records of the broker are intended exclusively for the customer. It is expressly forbidden to disclose the evidence of object and object information without the express consent of the broker, which must be granted in writing beforehand to third this.

The customer violates this obligation and the third parties or other persons, that the third party for its part has passed the information, completes the main contract, the customer is obliged to pay the broker the Commission agreed with him, plus the statutory value added tax.

§ 2 Dual action

The broker must operate both the seller and the buyer.

§ 3 Owner information

The broker pointed out that the object information that is propagated by him come by the vendor or by a third party commissioned by the seller and by the him, the real estate agent, for accuracy not been verified are.

It is to thing of the customer, these details are correct to check. The broker, which only passes this information assumes no liability for the accuracy.

§ 4 Limitation of liability

The brokers liability is limited to grossly negligent or intentional conduct, insofar as the customer of the brokers conduct suffers any physical injury or loses his life.

§ 5 Limitation

The Statute of limitations for all claims of the customer against the REALTOR is 3 years. It begins with the time in which the action triggering the liability for damages has been committed.

These should lead to a shorter Statute of limitations, the legal limitation regulations in individual cases for the broker to apply.

§ 6 Special services

All services requested by the customer in addition, especially in the personal presence of foreign real estate, can be calculated separately.

In such cases, the basis is always the expense and the resulting costs, day trips are calculated in daily rates of 1000 EUR (Monaco 1500 EUR) plus expenses, overnight stays, etc. and are counted towards contractual agreements.

§ 7 Place of jurisdiction

Brokers and customers are merchants within the meaning of the commercial code, the headquarters of the broker is agreed as the place of performance for all claims and obligations deriving from the contract and place of jurisdiction.

§ 8 Sever ability clause

Should one or more of the above conditions should be invalid, it shall thereof not affect the validity of the remaining conditions. This is true even if within a control part is ineffective, but another is effective. The ineffective condition shall be replaced by the parties with a condition, which comes closest to the economic interests of the Parties and otherwise not contrary to the contractual agreements.