

DATE: 23 / 10 / 25

REF NO: 5646MLV

VENDORS NAME: Khalil Boutros Cheiban (owners rep)

TELEPHONE: 630 279 286

EMAIL: khalil@rosabanusinversiones.com

ADDRESS: Urb Guadalupe Baja c/ Jiquiera del 23

PRICE/COMMISSION: 4.800.000 (3m 6% + IVA)

10% for Khalil
if we sell with
other agent

PROPERTY FEATURES:

PLOT M2 1368	BUILD M2	TERRACE M2	BED 4	BATH 4	GUEST TOILET 1
BUILT YEAR 2026	FACING S	COMM FEES /	GARAGE yes	POOL yes	GARDEN yes
ALARM no	SECURITY no	GATED no	AIR CON yes	FLOOR NO.	FLOORING stone
SHUTTERS yes	FIREPLACE yes	DOUBLE G yes	STORAGE yes	ELEVATOR no	UFH
IBI 1378	BASURA				

VIEWS: Panoramic, pool, garden

FURNITURE: not included

AMENITIES: close beach....

ACCESS: call Khalil (owners rep)

SOURCE: Camer

- ☒ Nota simple/Escritura
- ☐ Energy certificate In progress
- ☐ LPO
- ☒ Touristic license
- ☐ Virtual tour } we need to wait
- ☐ Floor plan
- ☒ For sale board
- ☒ CHECK RESALES AND ADD COMMUNITY NAME

- ☒ AGM minutes
- ☒ Listing sheet
- ☒ Listing agreement
- ☒ Spreadsheet
- ☒ Send to client and info
- ☒ Clone
- ☒ Idealista
- ☒ Phone walk through video