

Arboleas Villa

€345,000

Ref: A1452



4



4



991 m²



425 m²



✓



✓



30 min.



Consumption
Applied for

Emissions
Applied for

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Property Purchase Expenses

Property price	€345,000 (£299,046)
Transfer tax 7%	€24,150 (£20,933)
Notary fees (approx)	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx)	€1,500 (£1,300)

Fees and Taxes

Refuse fees	€157.92 per annum
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Standard form of payment

Reservation deposit	€3,000 (£2,600)
Remainder of deposit to 10%	€31,500 (£27,304)
Final Payment of 90% on completion	€310,500 (£269,141)

* 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

Elegant Two-Story Villa with Private Pool in La Perla, Arboleas

Set in the peaceful hamlet of La Perla, Arboleas, this impressive two-story villa offers a perfect blend of grandeur, comfort, and versatility. With a total constructed area of 425 sqm—including expansive wrap-around terraces—this home is ideal for those seeking spacious living in a tranquil yet convenient location.

Accessed via an electric sliding gate or a separate pedestrian gate, the property immediately impresses with its beautifully landscaped garden to the right and a generous driveway to the left, leading to a large garage with rear access to the garden and pool area. The front of the villa welcomes you with a fully enclosed lower terrace that wraps around the house. This space has been transformed by the current owners into a relaxing games and lounge area, complete with a pool table and comfortable seating.

Continuing along the terrace toward the back of the property, you're greeted with views of the stunning private swimming pool. Here, you can enter the villa through the large, fully fitted kitchen—ideal for entertaining and daily living. The kitchen flows seamlessly into a bright dining area, where large French doors open onto the front terrace. Adjacent is the spacious lounge, also with French doors to the terrace, air conditioning, and a cozy log-burning fireplace. The ground floor also includes a generously sized bedroom and a modern guest bathroom.

Upstairs, you'll find three spacious double bedrooms, each with its own en-suite bathroom and access to the upper wrap-around balcony. One of the bedrooms also benefits from a walk-in wardrobe. The upper level has been cleverly designed so it could function as an independent living area with minimal modification, making this villa perfect for extended families or potential rental opportunities.

Outside, the property continues to impress with its private swimming pool, surrounded by multiple seating and sunbathing areas, as well as a convenient outdoor kitchen—ideal for enjoying the region's warm climate.

This grand villa is just minutes from local amenities, offering both a peaceful lifestyle and everyday convenience. Whether you're looking for a luxurious family home or an investment with income potential, this property ticks every box.

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