

# Desert Springs Villa

€449,950

Ref: B1472

RESERVED



4



3



775 m<sup>2</sup>



200 m<sup>2</sup>



✓



✓



✓



Consumption  
D - 100kW

Emissions  
D - 20kg

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## Property Purchase Expenses

Property price .....	€449,950 (£387,902)
Transfer tax 7% .....	€31,497 (£27,153)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Fees and Taxes

Communal fees .....	€219.26 per month
IBI property tax .....	€881.11 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€41,995 (£36,204)
Final Payment of 90% on completion ....	€404,955 (£349,112)

\* 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

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This stunning four-bedroom country villa is located on the award-winning Desert Springs Resort and Golf Club, Europe's only international award-winning luxury resort and championship golf course.

### Accommodation

Tastefully decorated with quality modern furnishings throughout, this property is being offered with the entire contents as viewed

### GROUND FLOOR

- Bespoke light-filled entrance hall with quality tiled flooring leading to open-plan living and dining area
- Generous fully fitted kitchen with marble counter tops and under-counter storage, breakfast bar with spot and pendant lighting. Separate utility with door leading to sun terrace and private pool. Appliances include washing machine, dishwasher, microwave, oven, hob, fridge/freezer and coffee machine
- Large and well-proportioned living and dining room with terracotta tiled flooring, fireplace, glazed patio doors leading to sun terrace, and private gardens, A/C unit, satellite flat-screen TV and DVD player
- Bedroom 1: Large double room with quality fitted timber wardrobes, curtains, A/C unit and ceiling fan. Fully tiled ensuite bathroom with wash hand basin, walk-in shower cubicle and wc
- Bedroom 2: Large double/twin room, quality fitted timber-framed wardrobes, curtains, A/C unit and ceiling fan. Fully tiled ensuite bathroom with twin wash-hand basins, bath with integrated shower and wc
- Bedroom 3: Spacious single room with wardrobe, curtains, A/C unit and ceiling fan
- Timber framed staircase leading to first floor, with door leading out to a large open terrace with timber pergola and master bedroom

### FIRST FLOOR

- Master Bedroom: Large, bright and airy room with fitted curtains and A/C unit. Glazed doors leading to private sun terrace overlooking the resort and surrounding countryside. Fully tiled ensuite bathroom with fitted wardrobes and large wash basin, leading to separate bathroom complete with walk-in shower cubicle, bath, wc and bidet.

### EXTERIOR GROUND FLOOR

- Private gated entrance, front of house, with ample parking and garage
- Extensive rear sun terrace with built-in barbecue
- Private pool
- Two well-maintained gardens bounded by mature plants, hedges and flowering shrubs

### MEASUREMENTS

- Entire plot : 775 sq m / 8,342 sq ft
- Floor area villa: 200 sq m / 2,153 sq ft
- Ground floor: 161 sq m / 1,733 sq ft
- First floor: 39 sq m / 420 sq ft

### PROPERTY FEATURES

- Shaded sun terraces with built-in barbecue
- Private swimming pool and gardens
- Spacious garage
- Two first floor terraces with stunning views of the mountains and golf course
- Quality terracotta tiled flooring throughout
- Air conditioning throughout
- Quality traditional tiling, sanitary ware and fittings in all bathrooms

### Features

- Shaded sun terraces with built-in barbecue
- Private swimming pool and gardens