

# Desert Springs Villa

€875,000

Ref: E148



3



3



725 m<sup>2</sup>



146 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€875,000 (£756,175)
Transfer tax 10% .....	€87,500 (£75,618)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,593)
Remainder of deposit to 10% .....	€84,500 (£73,025)
Final Payment of 90% on completion ....	€787,500 (£680,558)

\* 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

Sweetwater Island Drive

Model Nevada Nº 10 825,000€ NEARING COMPLETION

Model Nevada Nº 13 725,000€ Off Plan

Nº 13

This beautiful modern & stylish three-bedroom villa occupies the most envious position on the resort of Desert Springs, providing stunning views overlooking the 15th fairway of the championship Indiana golf course and the mountain ranges beyond.

A gated front courtyard, deep shady verandas, a private garden looking directly onto the golf course, individual 8m x 4m swimming pool, built-in barbecue and extensive roof terraces are but a few of the properties external characteristics.

The bright & spacious internal reception area opens out, with a 'level through' floor, onto the covered verandas to offer over 93m<sup>2</sup> of combined interior/exterior living and dining space, designed to be used as one in this specially privileged climate.

The master bedroom benefits from direct access to the extensive veranda and pool.

All three bedrooms benefit from their own En-suite bathroom.

Double glazing, high quality fitted kitchen, integrated white goods and bedroom wardrobes, and security fittings are standard throughout. A mechanical ventilation system and photovoltaic panels connected to the hot water cylinder with individually controlled Hot/Cold Air Conditioning units to the living room and bedrooms, cater fully for all temperature control requirements.

Specification

3 Bedrooms, each with en-suite bathroom

Living / Dining room with covered veranda

High quality fitted kitchen with integrated white goods

Mechanical ventilation system

Individually controlled Hot/Cold Air Conditioning units to the living room and bedrooms

Photovoltaic panels connected to the hot water cylinder

Private car parking

8m x 4m swimming pool

Private garden

Plot 725m<sup>2</sup>

Floor area 146m<sup>2</sup>

Terrace area 159m<sup>2</sup>

Nº 10

3 Bedrooms, each with en-suite bathroom

Living / Dining room with covered veranda

High quality fitted kitchen with integrated white goods

Mechanical ventilation system to lower and ground floor

Individually controlled Hot/Cold Air Conditioning units to the living room and bedrooms

Photovoltaic panels connected to the hot water cylinder

Large lower ground floor with Games Room, Cinema Room, Utility Room, Office and 4th Bathroom

Private car parking

8m x 4m swimming pool

Private garden

Plot 725m<sup>2</sup>

Floor area 136m<sup>2</sup> (Nº 3 and Nº 10) Nº 14, 146m<sup>2</sup>

Terrace area 159m<sup>2</sup>