

Sayalonga Villa

€790,000

Ref: K20091



5



3



1 hectare



225 m²



Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



spanish
property
CHOICE

Property Purchase Expenses

Property price	€790,000 (£680,585)
Transfer tax 7%	€55,300 (£47,641)
Notary fees (approx)	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx)	€1,500 (£1,292)

Standard form of payment

Reservation deposit	€3,000 (£2,585)
Remainder of deposit to 10%	€76,000 (£65,474)
Final Payment of 90% on completion	€711,000 (£612,527)

* 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

This beautiful country house is about 4 minutes from the village of Sayalonga, 45 minutes from Malaga and only 15 minutes by car to the Coast and beaches. It has amazing sea views and of the countryside and on a clear day you could even see the mountains in Morocco. Spacious house with very high ceilings. The home has 5 bedrooms and 3 bathrooms. Presently one of the guest quarters bedrooms is being used as a large, fitted gym. Another bedroom is presently an office off the main living area. Of the 3 bathrooms, 2 are en-suite and the third common bathroom has a custom-built steam/shower/massage Cabina. The master bedroom's en-suite bathroom has a Jacuzzi. Both bathrooms have Travertine floors and under-floor heating. There are built in wardrobes in every bedroom. The kitchen is large with state-of-the-art Italian SMEG appliances and built in rotating Lazy Susan style cabinets with a large bar area. The countertops are all granite with travertine floors. It is open plan onto the spacious living room with dining room area large windows and a fireplace. There is a utility room located directly off the kitchen. It houses the washer and dryer and is completely shelved as a storage area/pantry. This utility room also holds two 500L hot water storage tanks and the controls for all the heating systems. All doors and windows have been replaced with double insulated heat shielded glass with vinyl/simulated wood veneer finish inside and white outside. All the doors and windows have mosquito screens. The main house has an under-floor hot water heating system throughout. There are Panasonic A/C and heating units in all the living areas. There are ceiling fans in every room including the bathrooms and workshop. At the front of the property, one will find an 8x4 heated swimming pool with an electric heat pump. There is a one-car enclosed garage with a stamped concrete driveway and parking spaces for 3-4 cars. The floor plan of the house is an open living design with tall 2.6 M ceilings. The house has plenty of storage space including cabinets under the staircase going up to the second-floor sundeck. There is an upstairs, walled in sundeck/garden area of about 25 M2 with more stunning views which is accessible from a staircase inside the house. There are 5 large, raised vegetable beds on the first terrace below the main house for growing vegetables year-round. There is an extensive automated irrigation system throughout the property also with an automated fertilizer system. The land has over 200 Avocado trees in production and many other fruit trees such as numerous Mango, more than 30 mature Olive trees, Almond, Apricot, Plums, Pears, Key lime, Caviar Limes, Buddhas Hand, all kinds of Citrus trees, Acacia trees and Moringa trees. The property has a 125,000-litre concrete water deposit and another which holds 8,000 litres. The property also has its own water share - 17,500 liters of water every 8 days and also a 100M deep water well. The house is fully fenced ...

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