

# Velez-Malaga

## Villa

€698,000

Ref: X22185



3



3



589 m<sup>2</sup>



200 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€698,000 (£587,995)
Transfer tax 7% .....	€48,860 (£41,160)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,527)
Remainder of deposit to 10% .....	€66,800 (£56,272)
Final Payment of 90% on completion ....	€628,200 (£529,196)

\* 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 charming Mediterranean villa, located in Caleta de Vélez, Spain, offers a perfect blend of comfort and style. The well-looked-after two-story home features 3 bedrooms, 2 bathrooms, and an additional guest toilet. Each bedroom opens directly to the outdoor spaces, providing easy access to the garden, pool, and terrace areas ideal for enjoying the Andalusian climate. The upper floor offers beautiful sea views. The layout is both efficient and inviting, with a bright living room that provides ample space for relaxation and entertaining. The interior design showcases a warm mix of traditional and Mediterranean elements. Tile flooring throughout maintains a cool, clean aesthetic, while wood accents in doors and furniture add a cozy touch. Large windows and glass doors allow natural light to flood the space, and pops of color like yellow throw pillows bring a cheerful tone to the neutral palette. The kitchen is well-equipped with light wood cabinetry, granite countertops, and modern appliances. The bathrooms are tastefully designed, featuring pedestal sinks and decorative mirrors, maintaining a classic style. Additional features include central heating, an alarm system, a separate laundry room, and a private jacuzzi for everyday comfort. Outside, the property boasts a lush garden with a saltwater pool, a garage, and several terraces that invite you to unwind and enjoy the southern Spanish lifestyle. Architectural touches like arched windows and ceiling moldings add charm and character to this lovely home. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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