

Nerja Villa

€699,000

Ref: X22220



4



2



394 m²



190 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€699,000 (£604,915)
Transfer tax 7%	€48,930 (£42,344)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,298)

Standard form of payment

Reservation deposit	€3,000 (£2,596)
Remainder of deposit to 10%	€66,900 (£57,895)
Final Payment of 90% on completion	€629,100 (£544,423)

* 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

Beautiful detached villa with private pool and access to a large communal pool and garden. Located in urbanization Alhambra, a few minutes from the center of Nerja and Burriana Playa. The villa is on two floors with a very large roof terrace, enjoying fabulous sea and mountain views. On the lounge level is a very spacious, open plan living and dining area with fireplace, which is joint with a very bright enclosed terrace, enjoying panoramic views. Total built size of more than 50m2. The large kitchen is fully equipped to a high standard. On the same level are two bedrooms and a fully fitted bathroom. On the lower level are two bedrooms, a large family bathroom and storage rooms. From this level there's direct access to the private heated pool and garden area. It's a unique villa on a unique location. Total built size first floor is 68m2 and second floor is 107m2. Roof terrace is 112m2. Contact us for more information and to schedule a viewing.

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