

# Estepona Villa

€1,975,000

Ref: X22420



4



4



600 m²



340 m²



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€1,975,000 (£1,703,438)
Transfer tax 7% .....	€138,250 (£119,241)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,588)
Remainder of deposit to 10% .....	€194,500 (£167,756)
Final Payment of 90% on completion ....	€1,777,500 (£1,533,094)

\* 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**

### **NEWLY BUILT DETACHED VILLA IN BAHÍA DORADA WITH PRIVATE POOL AND PREMIUM FINISHES**

Located in the sought-after area of Bahía Dorada, just 6 minutes by car from the center of Estepona and only 7 minutes walking to the beach, this modern and elegant detached villa has been newly constructed using top-quality materials and high-end finishes throughout. The property is distributed over three levels, including a spacious basement equipped with an energy-efficient LED lighting system, as is the entire home. The main floor features a bright open-plan living room with a fully fitted kitchen, direct access to the private garden and pool, as well as two bedrooms and two bathrooms. The upper floor offers two additional bedrooms, each with en-suite bathrooms and terraces with partial sea views. Notable features include fitted wardrobes with LED lighting, a high-security reinforced entrance door, and a beautiful olive tree that enhances the charm of the landscaped garden. With excellent orientation, abundant light, complete privacy, and a contemporary design, this home is perfect as a permanent residence or as an investment with strong rental potential.

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