

# Fuengirola Villa

€1,350,000

Ref: X22535



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405 m²



305 m²



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Consumption  
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Emissions  
Applied for

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property  
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## **Property Purchase Expenses**

Property price .....	€1,350,000 (£1,164,915)
Transfer tax 7% .....	€94,500 (£81,544)
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 (£2,589)
Remainder of deposit to 10% .....	€132,000 (£113,903)
Final Payment of 90% on completion ....	€1,215,000 (£1,048,424)

\* 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 spacious villa is less than 400 metres from El Castillo beach with incredible views of the sea and mountains. A wonderful home located in a quiet cul de sac within walking distance of Fuengirola town, Miramar shopping centre and local transport.

Distributed over three floors this large detached villa has three bedrooms all with ensuite bathrooms and the primary bedroom has a large terrace with amazing views. Below the house is a big basement area with windows which could be changed into more bedrooms or a gymnasium, second lounge area whatever suits your needs. There is also a private garage with lots of storage room.

To the rear of this beautiful villa is a large covered terrace leading into a very pretty garden with a private pool and a variety of stunning tropical plants.

The house has been built to the highest standard and benefits from a low maintenance water filtration system, biological sewage system and although it has town water there is also an independent water tank.

This wonderful house would make the perfect family home whether it's all year round or for holidays.

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