

# Competa Villa

€470,000

Ref: X22625



4



3



500 m²



183 m²



✓



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://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 .....	€470,000 (£405,469)
Transfer tax 7% .....	€32,900 (£28,383)
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% .....	€44,000 (£37,959)
Final Payment of 90% on completion ....	€423,000 (£364,922)

\* 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

An exceptional opportunity to build your dream family home on an elevated urban plot at the upper edge of the vibrant and welcoming village of C mpeta.

This newly constructed villa will be tailored to your specifications, offering a thoughtfully designed layout across two floors. The ground floor will feature an inviting entrance hall, a spacious living room, a modern kitchen with a pantry, two double bedrooms, a bathroom, and a storage room. Upstairs, there will be two additional double bedrooms, another bathroom, and a sun terrace with breathtaking views stretching to the Mediterranean.

Designed for comfort and efficiency, the property will be equipped with air conditioning and heating, a solar hot water system, a cozy log-burning fireplace, and uPVC windows fitted with security glass and solar control. LED lighting will be installed throughout, and high-quality porcelain ceramic tiles will be used for both walls and floors, with customization options available.

The exterior will boast a generous terrace area with a swimming pool, providing ample space for relaxation and entertaining. Built to the highest standards using premium materials, this stunning villa will offer immaculate finishes and a superb level of craftsmanship.

From every angle, you will enjoy panoramic views of the rolling countryside, majestic mountain range, and sparkling sea. Don't miss this incredible opportunity to secure a brand-new luxury villa in one of Spain's most beautiful locations. Contact us today for more details!

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