

# Estepona Villa

€825,000

Ref: X22872



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226 m²



141 m²



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## **Property Purchase Expenses**

Property price .....	€825,000 (£711,233)
Transfer tax 7% .....	€57,750 (£49,786)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€79,500 (£68,537)
Final Payment of 90% on completion ....	€742,500 (£640,109)

\* 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**

Charming villa with panoramic views of the sea, mountains, Gibraltar, and Africa, located in a privileged area with direct access to beautiful beaches via a convenient footbridge or a practical underground tunnel. This property is part of a unique architectural complex designed by renowned European architect Aubrey David, widely awarded for his innovative and aesthetic approach. Set within a well-established and meticulously maintained residential community, it offers access to six communal swimming pools, mature gardens, a gym, and a tennis court. Each villa in the complex features a unique design and layout, adding to the exclusive character of the community. The villa enjoys an excellent location, just a short drive from Estepona, La Duquesa, and Sabinillas, and well connected to Sotogrande, Marbella, Gibraltar, and Málaga Airport. All essential services, supermarkets, schools, and the new hospital, are conveniently close, just 2 km away. Ideal for golf enthusiasts, the property is next to Estepona Golf and close to prestigious courses such as Finca Cortesín. Facing southeast and recently renovated, the villa retains its charming original rustic style. It is laid out over several levels, allowing for an abundance of natural light through its many windows. The home features several terraces with different orientations, a private pool, and a spacious covered parking area. A property full of character, charm, and an unbeatable location. Highly recommended for viewing.

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