

Velez-Malaga Villa

€1,500,000

Ref: X22956



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7,700 m²



850 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€1,500,000 (£1,300,350)
Transfer tax 7%	€105,000 (£91,025)
Notary fees (approx)	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx)	€1,500 (£1,300)

Standard form of payment

Reservation deposit	€3,000 (£2,601)
Remainder of deposit to 10%	€147,000 (£127,434)
Final Payment of 90% on completion	€1,350,000 (£1,170,315)

* 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 villa in Almayate stands out for its spaciousness, versatility and excellent possibilities both as a family home and as an investment. The property has a large garden with a private pool and a cosy guest house, offering an ideal setting to enjoy the outdoors and the Mediterranean climate. The main house is distributed over two floors, each with a separate entrance. On the ground floor, completely renovated in a modern style, we find 4 bedrooms, 3 of them with en-suite bathrooms (currently to be finished), an office, a full bathroom, a toilet, a spacious living room and a functional kitchen. The upper floor has 2 bedrooms and 2 bathrooms, as well as a terrace from which you can enjoy beautiful views of the sea. This level also offers the possibility of further building, further expanding the potential of the house. The guest house, located in the garden, is equipped with a bedroom, bathroom, living room and kitchen, ideal for visitors or for holiday rental. Below the main house there is an additional floor that can be flexibly fitted out as a living space or for various uses, which adds even more possibilities to the property. In addition, the property has two garages and enough outdoor space to park several vehicles comfortably. In addition to all this, there is an independent plot of 2,300 m2 with fruit trees, which provides additional value both for private use and for agricultural or leisure projects. Due to its characteristics and layout, the villa offers great potential for tourist rental type B&B, which makes it a very attractive opportunity both to live in and to invest. We are delighted to be able to present this property to you soon, either personally or via virtual viewing. Because this world is unique - like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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