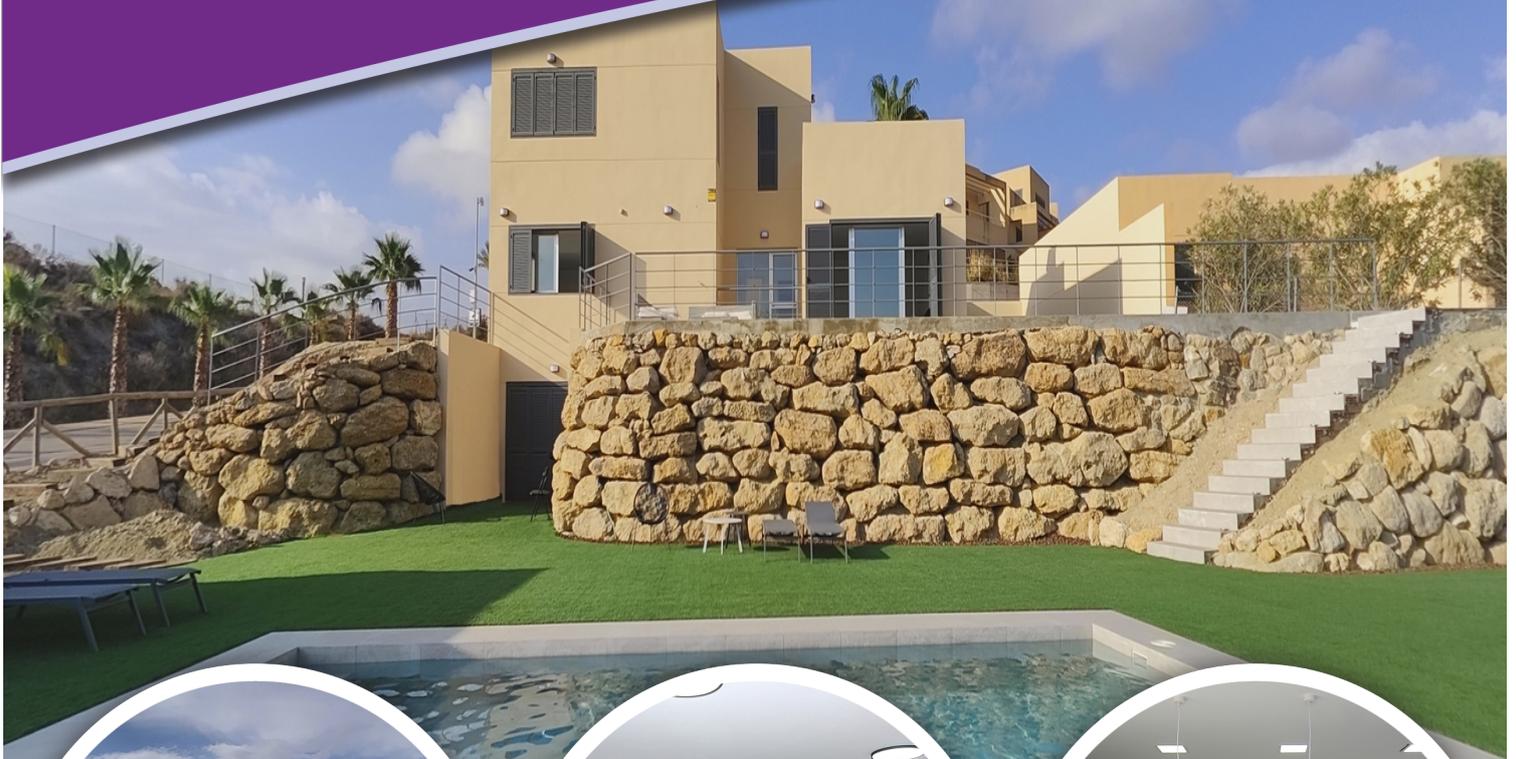


Valle del Este Golf Villa

€576,800

Ref: E229



6



3



1,380 m²



286 m²



✓



✓



✓



Consumption
E - 156kW

Emissions
E - 26kg

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



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Property Purchase Expenses

Property price	€576,800 (£476,033)
Transfer tax 7%	€40,376 (£33,322)
Notary fees (approx)	€750 (£619)
Land registry fees (approx) ...	€750 (£619)
Legal fees (approx)	€1,500 (£1,238)

Fees and Taxes

Communal fees	€178.13 per month
IBI property tax	€1005.23 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,476)
Remainder of deposit to 10%	€54,680 (£45,127)
Final Payment of 90% on completion	€519,120 (£428,430)

* 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

6-BEDROOM VILLA IN VALLE DEL ESTE - VERA

Discover this spectacular and bright independent villa of 286 m² built, located on a large plot of 1,380 m². Fully furnished and equipped, ready to move in!

The property is distributed over 3 floors.

On the ground floor, you can enjoy 2 cosy bedrooms with fitted wardrobes, a full bathroom, a kitchen-dining room, laundry room, and a spacious living room. From here, you access an impressive 118 m² terrace with privileged views of the golf course.

On the first floor, there is a splendid bedroom with an en-suite bathroom, and a second bedroom that can be used as an office or walk-in closet, with access to a fascinating 30 m² terrace.

Lastly, the basement floor has 2 large bedrooms, a bathroom, and a cinema room. Thanks to its 2 interior courtyards, the basement receives direct ventilation and natural light. Additionally, you have direct access to a large garden of more than 400 m², designed with high-quality artificial grass and an 8x4 meter swimming pool with a modern porcelain finish, perfect for enjoying the wonderful climate of the area and relaxing with views of the 15th Hole of the Valle del Este Resort.

The property features superior quality finishes, white marble flooring, porcelain tiles in the bathrooms, solid lacquered white doors, and gray aluminum exterior doors and windows with shutters. The house is equipped with air conditioning and ducted heating throughout. The garden areas include more than 400 m² of high-quality artificial grass.

It also has 2 private parking spaces within the urbanisation. There is also the possibility to install a gate for vehicles directly from the street to your plot, offering a large private parking area without needing to access the residential area.

The property is located within the Agave Residential Complex, situated in the exclusive Valle del Este Golf Course in Vera, right in front of the 15th Hole exit. It is a peaceful residential area with a communal pool and garden areas.

From the residential complex, you can walk to the Valle del Este Golf Resort Hotel, where you will find a wonderful spa to relax, a shopping center with various restaurants, a supermarket, and paddle tennis courts.

The Valle del Este golf course is just a few minutes from Vera Pueblo, where you will find a health center, schools, banks, supermarkets, sports centers, and other necessary services. It is also only 15 minutes from the spectacular Vera Playa beaches with its many beach bars and restaurants, and close to picturesque villages like Villaricos and Mojácar. The property is 90 km from Almería Airport and 200 km from Alicante Airport.

Don't miss this unique opportunity! Contact us now to schedule a visit to your new home.

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