

# Estepona Villa

€756,413

Ref: J21903



3



2



432 m²



283 m²



Consumption  
G

Emissions  
Applied for

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Huércal-Overa Office  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€756,413 (£654,600)
Transfer tax 7% .....	€52,949 (£45,822)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€72,641 (£62,864)
Final Payment of 90% on completion ....	€680,772 (£589,140)

\* 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

Semi-Detached Villa with Golf, Lake & Sea Views – Estepona A semi-detached villa in Estepona featuring 3 bedrooms, 2 bathrooms, and a guest toilet. With a southwest orientation, it offers frontal views of the golf course and enjoys natural light throughout the day. The property has spacious rooms designed for comfort and efficient use of space. Semi-covered terraces provide views over the golf course, lake, and sea. The villa includes air conditioning, a fully equipped kitchen, and a basement that matches the ground floor in size, with natural light throughout. The villa is part of a stunning collection of 34 semi-detached and 11 detached villas nestled within the heart of the golf course in Estepona. Designed with both style and durability, these homes feature generously sized, light-filled rooms distributed across two floors, combining modern comfort with elegant living. The villas are located frontline to the golf course and close to essential amenities. The area includes the new Estepona public hospital, a nearby school, and is within walking distance of Mercadona, as well as several bars and restaurants. Estepona town, is approximately a 5-minute drive. The coast and the beaches of Estepona and Casares are also just a few minutes away by car. The location offers a wide range of dining options, including those in Estepona port and along Casares Costa and Casares Road.

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