

# Cuevas del Almanzora

## Villa

€406,850

Ref: P20655



4



3



425 m<sup>2</sup>



135 m<sup>2</sup>



✓



Consumption  
G

Emissions  
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## Property Purchase Expenses

Property price .....	€406,850 (£337,271)
Transfer tax 7% .....	€28,480 (£23,609)
Notary fees (approx) .....	€750 (£622)
Land registry fees (approx) ...	€750 (£622)
Legal fees (approx) .....	€1,500 (£1,243)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,487)
Remainder of deposit to 10% .....	€37,685 (£31,240)
Final Payment of 90% on completion ...	€366,165 (£303,543)

\* 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

Located in the prestigious urbanization of Desert Springs, this spectacular two-story villa offers you an unparalleled living experience in an environment of luxury and comfort. From the moment you enter, you are welcomed by the open and bright spaces that define the unique character of this residence. The villa's living-dining room is a cozy and pleasant space, designed to be the heart of the home. With large windows that allow natural light to enter, this area opens directly to the beautiful garden, creating a perfect fusion between the interior and exterior. Imagine enjoying your meals with views of the lush greenery and relaxing in a calm and serene atmosphere.

The modern kitchen, integrated with the living-dining room, is equipped with the latest appliances and high-quality finishes. Its functional and elegant design allows you to enjoy preparing your favorite dishes while staying connected with your loved ones.

The villa offers four spacious bedrooms, each equipped with built-in wardrobes that provide ample storage space. The bedrooms are designed to offer maximum comfort and privacy, ensuring that each family member has their own personal retreat.

The villa's three full bathrooms are modern and functional, with elegant finishes that add a touch of luxury. Each bathroom is designed to offer comfort and style, making your daily routines a pleasant experience.

The villa's terrace is the perfect place to relax and enjoy the pleasant views of the surroundings. Whether sunbathing, reading a book, or simply contemplating the landscape, this space offers you a private outdoor retreat.

The urbanization of Desert Springs boasts a wide range of amenities that complement your lifestyle. Enjoy the community pool, perfect for cooling off on hot days, and the green and common areas that offer you a peaceful and natural environment. Additionally, for golf lovers, the urbanization's golf course is a true paradise.

For your comfort, the villa has air conditioning in all rooms, ensuring a fresh and pleasant atmosphere throughout the year. Additionally, there is an underground parking, providing security and easy access for your vehicles.

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