

# Villamartin

## Villa

€1,050,000

Ref: V20061



3



3



1,200 m<sup>2</sup>



140 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,050,000 (£893,865)
Transfer tax 10% .....	€105,000 (£89,387)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,277)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,554)
Remainder of deposit to 10% .....	€102,000 (£86,833)
Final Payment of 90% on completion ....	€945,000 (£804,479)

\* 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

A Nearly New, 140m<sup>2</sup> Three Bedroom, Detached Villa in Las Colinas Golf Resort, a prestigious 5\* resort, with clubhouse, restaurant, bar and supermarket. Just five minutes by car and you have all the amenities of San Miguel de Salinas; 10 minutes and you have Villamartin or even Campoamor and the coast with an array of amenities and beaches. This incredible home, all on one level, occupying a 1.200m<sup>2</sup> landscaped plot which includes it's very own putting green and comprises:- open plan living area, with wall to wall sliding doors which lead straight out to a terrace area overlooking the pool; ultra modern fitted kitchen with door into the utility area; three double bedrooms, all with access outside; master with dressing room and en suite shower room; further two shower rooms. External stairs provide access up to the roof top solarium, where you can enjoy a tree lined view. The garden is mainly turfed with trees, palm trees, paved pathway, off road parking for 2 cars, BBQ area, 27m<sup>2</sup> private pool; separate large storage room. This property comes with all the "new build" extras, including air conditioning, under floor heating, home automation (electric blinds & roller blinds). Is truly an exceptional home.

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