

# Algorfa Villa

€685,000

Ref: V20539



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4



1,149 m<sup>2</sup>



375 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€685,000 (£593,964)
Transfer tax 10% .....	€68,500 (£59,396)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,301)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,601)
Remainder of deposit to 10% .....	€65,500 (£56,795)
Final Payment of 90% on completion ....	€616,500 (£534,567)

\* 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 Remarkable, West Facing, Corner, Five Bedroom Detached Villa in Lomas de La Juliana is located in a prominent position on the Costa Blanca South, under the area of Almoradi but closer to and conveniently situated between Algorfa village and the prestigious La Finca Golf, Hotel & Spa Resort. With a tennis club just at the top of the road and main brand amenities only a few minutes' drive away, the blue flag beaches of Guardamar del Segura are also just 15 minutes away! This incredible property spans an impressive 375m<sup>2</sup> build size on a stunning 1,149m<sup>2</sup> plot, offering panoramic views of the countryside, citrus groves, mountains, and sunsets. The main villa has been fully updated and modernized, retaining its character and charm, and includes three bedrooms and three bathrooms. Upon entering, the hallway leads to an open-plan, fully fitted kitchen with a breakfast bar, a spacious family-sized living room with a cozy log-burning fireplace, and direct access to the large front covered terrace, perfect for appreciating the breathtaking views. There's also a dining room with rear garden access, a shower room, and two bedrooms on the ground floor, one with an en-suite bath and shower. The upper-level master bedroom features a walk-through wardrobe, dressing table, and an en-suite shower room. The separate annex, located in the under-build, provides two additional bedrooms and a bathroom, accessed via the double garage or independently from the rear. This space includes a separate kitchen and dining area, a large bedroom with a living area and office, plus an en-suite shower. The garage is currently used as a games room with a pool table, ping pong, utility space, and an adjoining storeroom. Outside, the gravelled and tiled garden features an updated private swimming pool, a BBQ area, a small putting green, and ample space for outdoor dining and entertaining. Additional highlights include a carport, off-road parking, oil central heating, air conditioning throughout, ceiling fans, fitted wardrobes in the main villa, and dual entrances from different roads. This is an extraordinary opportunity to own a substantial and versatile property with fantastic views in an enviable location!

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