

# Urbanizacion los Balcones

€465,000

Villa

Ref: V21639



3



2



368 m<sup>2</sup>



117 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €465,000 (£389,898) |
| Transfer tax 10% .....          | €46,500 (£38,990)   |
| Notary fees (approx) .....      | €750 (£629)         |
| Land registry fees (approx) ... | €750 (£629)         |
| Legal fees (approx) .....       | €1,500 (£1,258)     |

## Standard form of payment

|  |                     |
|--|---------------------|
| Reservation deposit .....              | €3,000 (£2,515)     |
| Remainder of deposit to 10% .....      | €43,500 (£36,474)   |
| Final Payment of 90% on completion ... | €418,500 (£350,908) |

\* 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 As New South Facing, Three Bedroom Detached Villa in Villamartin is located in a desirable area of Orihuela Costa, offering modern living within close proximity to essential amenities and facilities. Built in 2021 on a generous 368m<sup>2</sup> corner plot, this stunning villa boasts 3 spacious bedrooms, 2 stylish shower rooms, and air conditioning throughout. The open-plan, fully fitted kitchen includes a separate utility room for added convenience. The property features a covered patio area off the villa, as well as a beautifully designed patio surrounding the private pool, perfect for outdoor relaxation. The expansive solarium offers breathtaking views of the salt lakes and countryside, complete with a gazebo and an outdoor kitchen for ultimate entertainment. Additional features include fitted wardrobes, a well-maintained garden, a carport, and gated community parking with undercover spaces. An alarm system provides added security. Ideally situated just an 8-minute drive to the beach and only 2 minutes from Aldi, a main brand supermarket, this villa is an exceptional opportunity for luxury living in the sought-after area of Costa Blanca South.

&nbsp;

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