

# Ciudad Quesada

## Villa

€215,000

Ref: V22411



3



2



200 m²



107 m²



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€215,000 (£186,104)
Transfer tax 10% .....	€21,500 (£18,610)
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 (£2,597)
Remainder of deposit to 10% .....	€18,500 (£16,014)
Final Payment of 90% on completion ....	€193,500 (£167,494)

\* 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 South East Facing, Three Bedroom, Quad Villa in Lo Marabu is located in a highly sought-after area of Ciudad Quesada, within just a few minutes' walk to a wide selection of amenities including eating places, café bars, shops, two main chain supermarkets, and the JYSK furniture store. Quesada, aquapark and the town of Benijofar are just a couple of minutes away by car, with La Marquesa Golf Course reachable in under 10 minutes and the beaches of the coast 15 minutes &mdash; making this a fantastic location on the Costa Blanca South. This spacious 107m<sup>2</sup> property is set across three levels and occupies a well-established 200m<sup>2</sup> plot. The main living level comprises a lounge/dining room with air conditioning, a separate stylish fitted kitchen with a door leading to a glazed-in area/utility room, which provides access to both the garden and the underbuild. A modern family shower room is also on this floor. On the first floor are three double bedrooms, all generously sized. The master benefits from its own private terrace, while two of the bedrooms feature built-in wardrobes and air conditioning. A second family shower room serves this level. Internal stairs lead up to the solarium &mdash; an ideal private space for sunbathing or relaxing. The underbuild has been distributed into additional rooms, offering versatile space for storage or hobbies. The beautifully maintained garden is mainly tiled for low maintenance and includes a car port, off-road parking, BBQ area, conservatory, irrigation system, and a variety of mature shrubs, plants, and trees &mdash; creating a tranquil and private outdoor environment. The property also enjoys access to a lovely communal pool area. This is a well-presented family home or holiday retreat with plenty of space, both inside and out, in one of the most convenient areas of Lo Marabu.

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