

# El Paraiso Villa

€1,400,000

Ref: X21227



3



3



1,726 m<sup>2</sup>



375 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,400,000 (£1,171,632)
Transfer tax 7% .....	€98,000 (£82,014)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,255)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,511)
Remainder of deposit to 10% .....	€137,000 (£114,653)
Final Payment of 90% on completion ....	€1,260,000 (£1,054,469)

\* 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

Discover your dream home at this delightful 3 bedrooms villa nestled in the picturesque neighbourhood of El Paraiso. This property includes a separate guesthouse with a bedroom and a bathroom with security shutters, providing your visitors with a private and secure retreat during their stay.

The villa boasts top-notch craftsmanship and design, with every detail carefully curated and imported from Germany. From the flooring to the fixtures, you'll find an exquisite blend of modern aesthetics and durability that ensures a long-lasting and enjoyable living space.

Featuring spacious living areas, the main house consists of a fully equipped kitchen with Miele appliance, 2 bedrooms an office space, a sauna a bathroom wit jacuzzi and a shower, additionally there is a guest toilet, a spacious living- dining room, making it an ideal family home.

Step into the spacious garden, a sanctuary of tranquillity that provides ample space to unwind and entertain. You have the exciting opportunity to add a generously sized swimming pool, perfect for refreshing dips and creating lasting memories with family and friends.

The villa's prime location makes everyday living a breeze. Situated in close proximity to grocery stores, the renowned El Paraiso golf course, and an array of restaurants, you'll have everything you need within reach. Plus, just a short drive away, you can explore the vibrant towns of Estepona and Marbella, offering endless opportunities for entertainment and leisure. Embrace the charm and comfort of this villa in El Paraiso, where the German-quality design, the spacious garden, and the convenient location create a harmonious haven you'll be proud to call home. Don't miss the chance to make this dream property your reality.

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