

# Estepona Villa

€1,850,000

Ref: X21886



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627 m<sup>2</sup>



232 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,850,000 (£1,587,171)
Transfer tax 10% .....	€185,000 (£158,717)
Notary fees (approx) .....	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx) .....	€1,500 (£1,287)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,574)
Remainder of deposit to 10% .....	€182,000 (£156,143)
Final Payment of 90% on completion ....	€1,665,000 (£1,428,453)

\* 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

Project for Detached Villa with Stunning Sea Views in Estepona

Welcome to your dream home in the sought-after Arena Beach area of Estepona. This luxurious single-family villa combines contemporary design with impeccable functionality, making it perfect for those seeking a modern lifestyle in a serene coastal location.

Key Features:

Prime Location: Situated in Arena Beach, this villa is just a short distance from the beach, offering both tranquility and convenience.

Spacious Plot: The property sits on a generous 627 m<sup>2</sup> plot, offering ample space for relaxation and recreation.

Elegant Layout: The villa boasts a two-story layout with a total built area of 232 m<sup>2</sup>. The design maximizes natural light and seamless indoor-outdoor flow.

Sophisticated Interiors:

Ground floor includes an open-plan kitchen and dining area, a stylish main living room, a secondary lounge, an office, and a utility bathroom/laundry.

The first floor features a master suite with a private bathroom and dressing room, two additional spacious bedrooms, and expansive terraces for panoramic views.

Outdoor Oasis: Enjoy a terrace overlooking the stunning pool and a Jacuzzi. Perfect for entertaining or unwinding under the Mediterranean sun.

Private Parking: A semi-covered parking area and an easy-access ramp add to the convenience.

Eco-Friendly Design: The home is designed with urban zoning compliance, maintaining a 3-meter setback from private boundaries for added privacy.

This villa offers a harmonious blend of luxurious comfort and cutting-edge design.

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