

# Torrox Villa

€880,000

Ref: X22098



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5,569 m<sup>2</sup>



546 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€880,000 (£761,552)
Transfer tax 7% .....	€61,600 (£53,309)
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 (£2,596)
Remainder of deposit to 10% .....	€85,000 (£73,559)
Final Payment of 90% on completion ....	€792,000 (£685,397)

\* 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

### Stunning Andalusian Villa with Breathtaking Views

Be enchanted by this characteristic Spanish villa, where traditional architecture and modern comfort come together in a unique living experience. The detached main house consists of two harmoniously connected wings, surrounded by a lush garden with olive and fig trees, and offers breathtaking panoramic views over the whitewashed villages of Frigiliana and Nerja, with the majestic mountains of Andalusia in the background.

The first wing of the villa welcomes you with a spacious entrance hall, an attractive living room with fireplace that flows seamlessly into a spacious terrace - the perfect place to enjoy the breathtaking views. On the ground floor you will also find a spacious study with access to a bright conservatory room, ideal for those who want to work or read in peace. The modern kitchen opens onto a charming courtyard with a soothing fountain. On the first floor you will find three spacious bedrooms, including a lovely master bedroom with a luxurious bathroom with whirlpool and sauna and a private balcony where you can enjoy the enchanting view every morning. The two additional bedrooms share a second bathroom, ideal for guests or family members.

The second wing offers a bright and multifunctional space under an impressive skylight, perfect as an additional living room, studio or yoga room. Here you will find another three bedrooms and two bathrooms, making this wing ideal as a guest house or space for a larger family. Both parts of the villa are connected by a covered gallery, so that everything flows seamlessly into each other.

Next to the main house is a casita, consisting of a living/bedroom, a compact kitchen and a private bathroom, and equipped with solar panels for hot water. This guest house is perfect for visiting or possible rental.

The outdoor area is a true paradise, with several terraces and a refreshing private pool. A unique asset is the private wine cellar (bodega), located in a natural underground space, where you can store your favorite wines at the perfect temperature. The villa combines sustainability with comfort thanks to solar panels and a huge water storage of 160,000 liters.

With only a 20 minute drive to the beaches of Torrox Costa, this exclusive property offers the perfect balance between tranquility and accessibility. Whether you are looking for a permanent home, a holiday residence with rental potential or a place to enjoy the Andalusian life, this villa makes every dream come true.

A unique opportunity to live in an oasis of beauty and comfort, where every day feels like a holiday.

Don't wait any longer and discover the magic of this Spanish dream villa for yourself!

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