

# Velez-Malaga Villa

€1,400,000

Ref: X22131



4



2



5,000 m<sup>2</sup>



132 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,400,000 (£1,179,360)
Transfer tax 7% .....	€98,000 (£82,555)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,527)
Remainder of deposit to 10% .....	€137,000 (£115,409)
Final Payment of 90% on completion ....	€1,260,000 (£1,061,424)

\* 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

We present you this spectacular property in the first beach line in Almayate. The spacious 5000 m2 plot is fantastically landscaped, with paths leading through the grass and beautiful planting. Lamps light your way. This impressive garden is an absolute highlight and is not found at many villas. On this property stands a charming, recently renovated chalet with a wonderful view of the garden and the sea. Upon entering the house, to the right is an open, fully equipped kitchen and a living and dining room with a fireplace and patio doors. A stone accent wall gives the room a rustic style break. This cozy room is a great place to spend the colder winter months, snuggled up on the sofa with the warmth of the fireplace. A hallway leads to the bedrooms and bathrooms. The master bedroom overlooks the garden and the sea and has an en suite bathroom. The other two bedrooms share a separate bathroom. In addition, there is another room that can be used as a dressing room and storage room. Outside there is a terrace with a pergola and an outdoor kitchen. Here you could put a barbecue and build a wonderful lounge area. Imagine it is a warm summer evening, the whole family is with you and you spend wonderful hours on your lounge area under the stars. The property offers air-conditioning, double-glazed windows and a storage room. The driveway has an automatic gate and an entrance door. On the spacious gravel driveway, you can park several cars. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world, it is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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