

Velez-Malaga

Villa

€1,300,000

Ref: X22170



3



2



682 m²



129 m²



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€1,300,000 (£1,095,120)
Transfer tax 7%	€91,000 (£76,658)
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%	€127,000 (£106,985)
Final Payment of 90% on completion	€1,170,000 (£985,608)

* 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 exclusive villa in Almayate offers a rare opportunity to live directly by the sea. With a living area of 129 m2 on a generous 682 m2 plot, it combines modern comfort with a unique location. Its perfect south-facing orientation ensures sun-filled rooms and a pleasant climate all year round. The property boasts direct access to the beach, where you can enjoy stunning views of the Mediterranean and the tranquility of the coastal surroundings. The villa features energy-efficient solar panels, reducing both environmental impact and energy costs. Inside, there are three spacious bedrooms, two of which include built-in wardrobes for added convenience. A modern bathroom and an additional guest toilet offer functionality and comfort. The fully equipped kitchen is perfect for those who enjoy cooking in a contemporary space, while the large living and dining area with a fireplace creates a warm and inviting ambiance, ideal for relaxing evenings. Outside, the beautifully maintained garden provides privacy and serenity, while the barbecue area is perfect for hosting gatherings with family and friends. Additional storage is available in a separate utility room, and the electric gate gives access to ample parking for multiple vehicles. This villa is the ideal retreat for anyone seeking the perfect blend of beachfront living and modern amenities in a peaceful environment. A true gem in a prime first-line beach location, offering the best of coastal living. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world 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