

# Torrox

## Duplex/Townhouse / Casa adosada

### €575,000

### Ref: X22238



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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €575,000 (£490,418) |
| Transfer tax 7% .....           | €40,250 (£34,329)   |
| Notary fees (approx) .....      | €750 (£640)         |
| Land registry fees (approx) ... | €750 (£640)         |
| Legal fees (approx) .....       | €1,500 (£1,279)     |

## Standard form of payment

|                                         |                     |
|-----------------------------------------|---------------------|
| Reservation deposit .....               | €3,000 (£2,559)     |
| Remainder of deposit to 10% .....       | €54,500 (£46,483)   |
| Final Payment of 90% on completion .... | €517,500 (£441,376) |

\* 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

El Mirador is a privately owned 5 star resort on the Costa del Sol, located right on the Mediterranean Sea, just 50km from Malaga. El Mirador is built on a sustainable foundation, where, among other things, electricity and heat are produced sustainably through self-production in the resort. Among other things, it operates housing and facilities in El Mirador.

The resort consists of 37 homes owned by private individuals, which offers luxurious facilities such as an infinity pool, a wellness area, fitness centre, tapas bar and more.

El Mirador is a brand new resort (completed early 2024), developed by Danes with a passion for enjoying life in the south of Spain. The Scandanavian nature of the building is evident in the quality and design of the homes, as well as the selection and design of the facilities with modern construction and luxury down to the last detail.

Unlike traditional Spanish construction, El Mirador is built to a quality we know from modern Danish homes. This includes Scandinavian design and interiors, good insulation, low energy and sustainable execution of the resort as a whole.

The resort is powered by up to 100% of the GREEN energy consumption from its own production! The energy comes from both solar panels and geothermal heat, which are integrated into the resort to ensure sustainable operations. The sustainable element of El Mirador has been a very high priority, and it's what makes these properties so unique.

The heavy investment during construction ensure all homes and facilities in the resort are GREEN, and power and heat is provided for the entire resort and allows operation of several facilities during both Summer and Winter period, and so property owners and guests can enjoy a luxurious stay to the fullest with peace of mind. For example, running a large heated pool during the colder months.

As a homeowner, you can even look forward to lower energy bills.

Being a homeowner in El Mirador is also a great investment opportunity. As a homeowner, you can become part of the facility management, where they rent out your home for you during periods when you are not using it yourself. That way, you can expect a return of around 5-6% per year.

The Costa del Sol is Europe's most popular holiday destination among many European countries. The demand for homes and resorts, such as El Mirador, has also been growing rapidly over the past several years. It can therefore make good financial sense to rent out your home during periods when you are not using it yourself. With facility management, you can automate this process 100%, making your investment easy and sustainable.

With the high demand for housing in the south of Spain, we've also seen property values increase over the past several years. With this trend, we expect continued increases in home prices in El Mirador over the next several years, which can be enjoyed by all homeowners in the resort.

However, despite the Danish-inspired design, the homes in El Mirador also m...

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