

# Frigiliana Villa

€1,200,000

Ref: X22241



5



4



2,319 m²



535 m²



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€1,200,000 (£1,010,880)
Transfer tax 7% .....	€84,000 (£70,762)
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% .....	€117,000 (£98,561)
Final Payment of 90% on completion ....	€1,080,000 (£909,792)

\* 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**

Villa for sale in Cortijos San Rafael, located between Frigiliana and Nerja.

This impressive property, which spans 535 m<sup>2</sup> according to cadastral information, stands out for its spaciousness and elegant layout.

It comprises five bedrooms: the tower bedroom on the upper floor is en suite, while the master suite is situated on the ground floor next to the sitting area and features a large dressing room.

The three remaining bedrooms, located on the lower floor, offer direct access to a large swimming pool and a spacious terrace.

Below these rooms, there is an independent games and party room that offers enormous potential.

The approach to the house, adorned with terracotta-tiled floors, leads into an impressive open-plan space that integrates the kitchen, living room, and dining area, while an extensive veranda runs along the ground floor, offering uninterrupted views of the pool and the sea.

In addition, the property features a large garage adjacent to the laundry area, as well as ample exterior parking for multiple vehicles.

In short, this property must be visited to fully appreciate the potential and scale it offers.

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