

# Malaga Villa

€3,450,000

Ref: X22492



6



5



1,720 m<sup>2</sup>



706 m<sup>2</sup>



✓



✓



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€3,450,000 (£2,975,625)
Transfer tax 7% .....	€241,500 (£208,294)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,588)
Remainder of deposit to 10% .....	€342,000 (£294,975)
Final Payment of 90% on completion ....	€3,105,000 (£2,678,063)

\* 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

Situated in the prestigious neighborhood of Pinares de San Antón, this charming villa offers an inviting blend of comfort, style, and privacy. Set in one of Málaga's most sought-after areas, the property enjoys stunning views of lush greenery and the sparkling Mediterranean, creating a peaceful retreat with an unbeatable backdrop.

The villa sits on an expansive 1,720 m<sup>2</sup> plot, thoughtfully landscaped to provide both beauty and functionality. A large private pool takes center stage, surrounded by tranquil gardens and spacious outdoor areas, including a fully equipped kitchen designed for family gatherings, casual dining, or simply enjoying the outdoors.

Inside, the home spans 706 m<sup>2</sup> and is perfectly suited for family living. With 6 well-proportioned bedrooms and 6 bathrooms, the layout provides plenty of space for relaxation and connection. The interiors feature timeless materials such as marble flooring and offer practical comforts like a cozy fireplace and multiple terraces and balconies, ideal for enjoying the stunning natural surroundings.

The kitchen, designed with family life in mind, is spacious and fully equipped to make meal preparation a joy. Whether hosting dinner parties or enjoying a quiet meal together, this space is practical and welcoming.

One of the home's standout features is a unique, character-filled cave, complete with a bar and dining area. It's an ideal spot to host intimate gatherings or create memorable moments in a truly one-of-a-kind setting.

Beyond its inviting living spaces, the property is equipped for both comfort and convenience. It includes a sauna, jacuzzi, and a bar area, as well as a garage for two cars and additional parking near the guest house. The villa also offers a guest apartment, a separate guest house, staff accommodation, and a spacious basement, making it perfect for hosting family, friends, or long-term guests.

Modern amenities, such as fiber optic internet, fitted wardrobes, and electric blinds, ensure the home is as functional as it is beautiful.

This villa is an exceptional opportunity to own a spacious family home on a large plot in one of Málaga's most desirable locations. Contact us today for more information or to arrange a private viewing.

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