

Malaga Villa

€1,650,000

Ref: X22510



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2,325 m²



675 m²



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Consumption
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Emissions
Applied for

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Property Purchase Expenses

Property price	€1,650,000 (£1,423,785)
Transfer tax 7%	€115,500 (£99,665)
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 (£2,589)
Remainder of deposit to 10%	€162,000 (£139,790)
Final Payment of 90% on completion	€1,485,000 (£1,281,407)

* 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 exceptional villa is situated in the highly desirable Cerrado de Calderón area of Málaga. Known for its exclusivity and tranquility, this prime location offers a privileged lifestyle with proximity to excellent schools, amenities, and stunning Mediterranean views. The expansive 2,325 m² urban plot provides ample space and potential within this sought-after neighborhood.

This south-facing villa benefits from abundant natural light throughout the day, enhancing its warm and inviting atmosphere. The expansive outdoor area includes beautifully landscaped gardens and a private pool, perfect for enjoying the Mediterranean climate. It also includes stables for horse lover (or could be an option to convert into separate office, gym or guesthouse).

Elegant and Spacious Villa:

This magnificent independent villa boasts 340 m² of built space is in need of modernisation allowing the new owner to create their perfect home. The property offers a unique blend of classic charm and Andalucian character, with the added potential for expansion and modernisation. The layout prioritizes spacious living areas and seamless integration with the beautiful outdoor surroundings.

Key Features:

Double Height Living Room: Creates a grand and airy atmosphere.

Central Patio de Luces: Enhances natural light and adds a unique architectural element with a central fountain.

Five bedrooms and three bathrooms : Providing ample accommodation for family and guests.

Spacious terraces with sea views: Offering breathtaking panoramic vistas.

Swimming pool surrounded by Gardens: Creating a private oasis for relaxation and entertainment.

Outdoor parking for six vehicles

Closed garage with sauna: Capable of accommodating four cars or conversion to a gym/storage space.

South-Facing orientation: Maximizing natural light throughout the day.

Possibility of plot expansion or segregation: Offering significant development potential.

Ground floor: Features a dining room, living room with fireplace, office, kitchen, and two bedrooms.

Upper floor: Houses three additional bedrooms all with built-in wardrobes and two bathrooms.

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