

Nerja Villa

€850,000

Ref: X22901



4



3



132 m²



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Consumption
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Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com



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CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Carretera Estación 143

Mijas Costa Office
C/ Mérida de Jarales, 5

Property Purchase Expenses

Property price	€850,000 (£734,570)
Transfer tax 7%	€59,500 (£51,420)
Notary fees (approx)	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx)	€1,500 (£1,296)

Standard form of payment

Reservation deposit	€3,000 (£2,593)
Remainder of deposit to 10%	€82,000 (£70,864)
Final Payment of 90% on completion	€765,000 (£661,113)

* 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

Cartujano Villas – Luxury and Privacy Just Steps from Burriana Beach

Discover Cartujano Villas, an exclusive collection of only four detached villas in the heart of Nerja, just a short walk from the famous Burriana Beach. This unique project combines modern design, comfort, and privacy, perfect for those seeking a Mediterranean lifestyle by the sea.

Each villa spans three levels and features 4 bedrooms, 3 bathrooms, a private elevator, garage, and a roof terrace with private pool, ideal for enjoying the sun and stunning views in complete privacy.

Layout and Living Spaces:

Ground floor: Main entrance, garage, and storage room, with access via elevator or stairs.

First floor: Bright and airy open-plan living and dining area, modern kitchen, and a partially covered terrace perfect for relaxing, dining, or entertaining. Includes a guest bedroom with private courtyard.

Second floor: Private sleeping area with three bedrooms, including the master with en-suite bathroom and built-in wardrobes. One bedroom features its own terrace.

Rooftop terrace: Private pool and sunbathing area for enjoying the Mediterranean climate and views in total seclusion.

High-End Features:

Macael marble staircases and soundproof floors.

Premium bathroom fixtures and high-quality materials.

Choice of tiles and finishes for living areas and bathrooms.

Solar water heating with electric backup.

Video intercom, TV, radio, and Wi-Fi connections in living room and bedrooms.

Available Villas:

Villa 2: 132 m² + 82 m² terrace – €850,000

Villa 3: 132 m² + 82 m² terrace – €850,000

Estimated completion between 2024 and 2027. Only two villas remain, making this a unique opportunity to live just minutes from the beach, restaurants, and all the amenities Nerja has to offer.

Note: New build purchase includes approximately 13% additional costs (VAT, notary, registry, and legal fees).

Don't miss your chance to secure a villa in Cartujano Villas, where luxury, comfort, and coastal living come together in perfect harmony.

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