

# Estepona Villa

€1,800,000

Ref: X22973



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260 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€1,800,000 (£1,557,000)
Transfer tax 7% .....	€126,000 (£108,990)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,595)
Remainder of deposit to 10% .....	€177,000 (£153,105)
Final Payment of 90% on completion ....	€1,620,000 (£1,401,300)

\* 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

Exclusive luxury detached villa in Isdabe, just 6 minutes from the beach. Discover this magnificent, fully renovated single-storey property that combines modern design, efficiency and functionality in a quiet and exclusive setting. With 260 m<sup>2</sup> built on a generous 733 m<sup>2</sup> plot, this villa is the ideal choice for both a permanent residence and a holiday investment. Layout and interior spaces

- 3 spacious bedrooms, one of which is en suite
  - 2 full bathrooms + 2 toilets
  - Fully equipped open-plan kitchen with high-end appliances.
  - Spacious living-dining room with direct access to the garden and swimming pool
  - Wireless home automation system controllable from your mobile phone
  - Air conditioning with 3 hot/cold air conditioning units + air heating
  - Enhanced security with private alarm and Prosegur cameras
- Exteriors designed for enjoyment
- Saltwater swimming pool with waterfall, outdoor shower and pre-installation for heating
  - Well-maintained garden with irrigation system (included in the community fee, only €220/year)
  - Private terrace ideal for outdoor gatherings
  - Upper solarium tiled with large format tiles
  - Barbecue with stainless steel doors and outdoor refrigerator
  - Parking for 4 vehicles (2 covered + 2 uncovered)
  - Outdoor toilet for the pool
- Prime location

Just 550 metres from the beach (a 6-minute walk) and surrounded by a full range of services: bars, restaurants, supermarkets, shopping centres, petrol stations and leisure areas. Everything you need, right at your fingertips. Other details that make the difference

- Built-in wardrobes, double glazing and electric shutters
  - Intercom with viewer
  - Fibre optics
  - 3,000-litre underground water tanks + cisterns
- A unique property in a quiet, established neighbourhood, perfect for families, as a second home or as a secure investment.