

# Cuevas del Almanzora

## Villa

€299,990

Ref: A824



6



3



528 m²



322 m²



✓



✓



10 min.



Consumption  
E - 187kW

Emissions  
E - 38kg



Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

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## Property Purchase Expenses

Property price .....	€299,990 (£254,932)
Transfer tax 7% .....	€20,999 (£17,845)
Notary fees (approx) .....	€750 (£637)
Land registry fees (approx) ...	€750 (£637)
Legal fees (approx) .....	€1,500 (£1,275)

## Fees and Taxes

IBI property tax .....	€617.85 per annum
Refuse fees .....	€143.80 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,549)
Remainder of deposit to 10% .....	€26,999 (£22,944)
Final Payment of 90% on completion ....	€269,991 (£229,438)

\* 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

### PRICE REDUCED!

This exceptional 3-storey detached villa is located in the peaceful village of Burjulu, which offers a local bar and restaurant.

It is just a short 5-10 minute drive from several nearby villages for additional shopping and dining options, and only 10 minutes from the coast.

The property sits on a generously sized plot, featuring beautiful patio and terrace areas, private parking, and a sparkling private swimming pool complete with an outdoor shower and bathroom.

The outdoor space also includes multiple terrace levels and a private roof solarium for added relaxation and enjoyment.

Upon entering the home, you are welcomed by a spacious hallway. To the left, you'll find the main living and dining area, while to the right is a modern, fully-equipped kitchen.

On this floor, there is also a bedroom, currently used as a second reception room, as well as a bathroom.

The villa is spread over three floors.

The basement level offers an incredible living space, perfect for a games room or cinema room—ideal for a "man cave" setup! This floor also contains two additional bedrooms.

Upstairs, you'll find the remaining bedrooms and bathrooms.

The upper floor also boasts a large terrace, perfect for outdoor lounging.

Continuing up the stairs takes you to the private roof terrace, offering panoramic views of the countryside, village, mountains, and even the coast.

This property offers a perfect blend of spacious living, privacy, and stunning outdoor spaces.

Contact us to arrange a viewing.

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