

# Desert Springs Villa

€249,995

Ref: B2352



2



2



72 m<sup>2</sup>



✓



✓



✓



15 min.



Consumption  
G - 267kW

Emissions  
F - 51kg



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

spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€249,995 (£216,771)
Transfer tax 7% .....	€17,500 (£15,174)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,301)

## Fees and Taxes

Communal fees .....	€289.00 per month
IBI property tax .....	€267.52 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,601)
Remainder of deposit to 10% .....	€22,000 (£19,076)
Final Payment of 90% on completion ....	€224,996 (£195,094)

\* 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

We are delighted to present to the market this charming two-bedroom, two-bathroom villa, ideally located within the highly sought-after Desert Springs Golf Resort.

This well-maintained property is offered fully furnished and boasts dual air conditioning, ceiling fans throughout, and the added benefit of a private garage. For the cooler months, the lounge is equipped with both a fireplace and a log-burning stove, offering a cosy and inviting atmosphere.

The villa is set within a small, secure, gated community of just 14 properties, providing a sense of exclusivity and tranquillity. A few short steps from the property lead to the communal swimming pool, making it easy to enjoy a refreshing dip or relax in the sun.

One of the villa's standout features is its beautifully designed private garden, which has been thoughtfully landscaped by a professional botanist using a variety of specialist plants. This lush outdoor space offers a peaceful haven and a unique touch of natural beauty.

In addition, the villa benefits from a private roof solarium with spectacular 360-degree views of the surrounding mountains, golf course, gardens, and pool – the perfect spot to unwind and take in the scenery.

Residents of Desert Springs enjoy excellent on-site facilities, including a year-round clubhouse with bar and restaurant, as well as a seasonal bar and dining area located beside a stunning outdoor swimming pool with attractive seating terraces – ideal for socialising or simply soaking up the sun.

Desert Springs Golf Resort is home to Europe's only desert-style championship golf course. Its beautifully landscaped fairways, lush greenery and abundance of palm trees create a unique and peaceful setting – ideal not only for golf enthusiasts but also for those who appreciate expansive green spaces and picturesque surroundings.

A must see property to appreciate all that it has to offer.

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