

# Aguilas Villa

€475,000

Ref: B2363



3



2



853 m<sup>2</sup>



95 m<sup>2</sup>



✓



✓



1 min.



Consumption  
E - 189kW

Emissions  
E - 38kg



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## Property Purchase Expenses

Property price .....	€475,000 (£409,118)
Transfer tax 9% .....	€42,750 (£36,821)
Notary fees (approx) .....	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx) .....	€1,500 (£1,292)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,584)
Remainder of deposit to 10% .....	€44,500 (£38,328)
Final Payment of 90% on completion ....	€427,500 (£368,206)

\* 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

Stunning 3-Bedroom Seafront Villa with Private Pool, Hot Tub & Garage

Perched on a peaceful mountainside just 10 meters from the shoreline, this exceptional 3-bedroom, 2-bathroom villa offers front-line Mediterranean views that are nothing short of breathtaking. Elevated 20–30 meters above sea level, the home enjoys uninterrupted, panoramic vistas of the sea.

This coastal gem blends natural beauty with thoughtful design. The highlight is the large private front terrace, perfectly positioned to capture sunrise to sunset views. Here, a large hot tub allows for ultimate relaxation, whether you're enjoying a quiet morning or a glass of wine under the stars. Adjacent to this, a shaded outdoor dining and seating area creates the ideal space for al fresco meals or laid-back gatherings, all set to the soothing soundtrack of the sea.

Inside, the villa is bright and welcoming. Large windows and an open-plan layout flood the interior with natural light while showcasing the incredible views. The property includes three well-sized bedrooms and two modern bathrooms, all designed for comfort and easy living. The style is clean and neutral, ready to be personalized to your taste.

Step outside to your private swimming pool, set in a beautifully sun-drenched area where you can swim, sunbathe, or simply enjoy the peaceful surroundings. Whether you're relaxing poolside or entertaining guests, the sea is always in sight.

Below the main level, a spacious underbuild offers a private garage and generous storage space — ideal for beach gear, bikes, or even a small workshop. This practical addition makes the villa suitable not only as a holiday home but also for year-round living.

With no properties in front to obstruct the view, and just the sea stretching out before you, this villa offers a level of privacy and exclusivity that's increasingly rare. Whether you're looking for a tranquil retreat, a full-time residence by the coast, or an investment in a premium location, this property delivers on every front.

This is more than just a home — it's a lifestyle. A place to wake up to the sound of waves, dine with the sunset, and unwind in complete peace.

Seafront villas in locations like this don't come along often. Don't miss your chance to make it yours.

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