

# Algorfa Villa

€449,000

Ref: V20366



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2,907 m<sup>2</sup>



116 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€449,000 (£375,759)
Transfer tax 10% .....	€44,900 (£37,576)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,255)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,511)
Remainder of deposit to 10% .....	€41,900 (£35,065)
Final Payment of 90% on completion ...	€404,100 (£338,183)

\* 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

This Spectacular, Three Bedroom Detached Villa in Lomas de La Juliana is located on a Prestigious Urbanization, in a Prominent Position, with Stunning Country Views. Situated between Algorfa Village and the 5\* La Finca Golf, Hotel & Spa Resort, this exquisite villa offers an unparalleled blend of luxury and tranquility. Featuring three bedrooms and three shower rooms, two of which are en suite, the villa is designed for comfort and convenience. The open-plan, fully fitted kitchen is perfect for modern living, and the separate storage/utility room in the under build provides additional space for all your needs. The living room, complete with a gas fireplace, extends to a glazed dining room and covered terrace, offering amazing panoramic views over the private pool, gardens, and the beautiful countryside beyond. Other extras include air conditioning in the living room and two of the bedrooms, ensuring a comfortable environment year-round. One of the bedrooms is currently used as an office, providing flexibility for work or study. The master bedroom on the first floor opens to a solarium, ideal for soaking up the sun and enjoying the views. This villa also offers plenty of off-road parking, a garage, and includes a water purifier and a sauna in the under build. Radiators throughout ensure warmth during cooler months, and the electric pool cover adds a touch of convenience. Situated on a magnificent 2907m<sup>2</sup> private plot, the property provides ample space for outdoor activities and relaxation. Located just a 5-minute drive from the nearest amenities and a 15-minute drive to the beaches of Guardamar del Segura, this exceptional villa combines luxury, comfort, and breathtaking views, making it an ideal home for those seeking a prestigious lifestyle in a beautiful location.

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