

# Rojales Villa

€399,500

Ref: V20376



3



2



139 m<sup>2</sup>



186 m<sup>2</sup>



✓



Consumption  
B

Emissions  
Applied for

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 .....	€399,500 (£336,751)
Transfer tax 10% .....	€39,950 (£33,675)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,529)
Remainder of deposit to 10% .....	€36,950 (£31,146)
Final Payment of 90% on completion ....	€359,550 (£303,075)

\* 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 South Facing, Stunning Like New Three Bedroom, Semi Detached Villa in Rojales is located in Costa Blanca South. Impeccably designed, this villa offers a luxurious and modern living experience with its three Bedrooms and two Shower Rooms. The property includes an alarm system and air conditioning throughout, ensuring comfort and security. The open plan kitchen flows seamlessly into the living area, making it ideal for both entertaining and everyday living. Each bedroom is fitted with wardrobes, providing ample storage. The villa is equipped with solar panels, promoting energy efficiency. The outdoor space is designed for relaxation and enjoyment, featuring a private pool with a jacuzzi and fountain, a terrace, and a tiled low-maintenance garden. Residents also have access to a Municipal pool and off-road parking. Adding to the property's appeal is an under build that includes an additional bedroom, shower room, and a second living room with a feature wall. Please note that this additional space is not listed on the deeds but adds significant value and versatility to the home. Conveniently located within walking distance of local amenities and facilities, this villa is also just an 8-minute drive from the beach, allowing easy access to the beautiful coastline of Costa Blanca South. This villa offers a perfect blend of modern luxury, convenience, and additional living space, making it an ideal choice for those seeking a high-quality lifestyle in a prime location.

&nbsp;

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