

# Rojales Villa

€725,000

Ref: V20926



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650 m<sup>2</sup>



182 m<sup>2</sup>



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Consumption  
B

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€725,000 (£604,309)
Transfer tax 10% .....	€72,500 (£60,431)
Notary fees (approx) .....	€750 (£625)
Land registry fees (approx) ...	€750 (£625)
Legal fees (approx) .....	€1,500 (£1,250)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,501)
Remainder of deposit to 10% .....	€69,500 (£57,930)
Final Payment of 90% on completion ....	€652,500 (£543,878)

\* 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 Modern Villa in Benijofar, is located just a ten-minute walk to the new commercial centre. The charming town of Benijofar boasts supermarkets, shops, pharmacy, vets, bars, restaurants, further commercial centre, a sports ground, school, medical centre, parks, and more. La Marquesa golf course is just a 5 to 10-minute drive away, while the beautiful beaches of the Costa Blanca are approximately 12 minutes by car. Built in 2018 to an exceptionally high specification, this 182m<sup>2</sup> villa sits on a substantial 650m<sup>2</sup> plot and is impeccable both inside and out. The living area is bright and spacious, featuring large triple sliding glazed doors leading out to the pool area, and additional double-opening glazed doors for optimal natural light and a pellet burner. The open-plan modern fitted kitchen includes a stylish breakfast bar, complemented by a separate utility room and a convenient ground-floor cloakroom. There are three double bedrooms, one located on the ground floor, all with built-in wardrobes, en suite shower rooms, and access to private terraces. The shower rooms feature under floor heating, and air conditioning is installed throughout the villa. The terraces offer views of the mountains, providing a serene setting to enjoy the sunsets. The meticulously landscaped plot includes tiled, gravelled, and astro-turfed areas, with off-road parking and a carport. The center piece is the stunning 11 x 4 private pool with an electric pool cover, surrounded by a stylish fire pit area. Additional features include a storage room and 13 solar panels, enhancing energy efficiency. This is a truly remarkable property in Costa Blanca South, offering luxurious living with modern comforts and outstanding outdoor space.

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