

# Manilva Villa

€2,425,000

Ref: X21235



4



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1,409 m<sup>2</sup>



577 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€2,425,000 (£2,055,430)
Transfer tax 7% .....	€169,750 (£143,880)
Notary fees (approx) .....	€750 (£636)
Land registry fees (approx) ...	€750 (£636)
Legal fees (approx) .....	€1,500 (£1,271)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,543)
Remainder of deposit to 10% .....	€239,500 (£203,000)
Final Payment of 90% on completion ....	€2,182,500 (£1,849,887)

\* 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

A FERRARI ON THE OUTSIDE, A ROLLS ROYCE ON THE INSIDE

Well, how do you describe a masterpiece like this one with words? It is virtually impossible, but note the following:

You will not find a house, as well built as this one – This large villa is built according to Scandinavian standards and that includes anything from complete drainage around the house to 65 cm insulation (walls and ceiling) and hydronic underfloor heating. In addition you have a large garage (for 5-6 cars) and even a part of the basement that can be turned into a separate apartment or a bodega with its own entrance. 2 bedrooms upstairs (a third bedroom can easily be created) and two bedrooms in the basement.

The pictures will speak for themselves, but the views from this gem of gems are breathtaking! Panoramic to say the least where you can see all the way to Cabopino on your left, the northern Coast of Africa straight ahead and the whole rock of Gibraltar slightly to your right. Impressive to say the least! No pictures in the world will do this property justice. It needs to be seen first hand and on site, so please do not hesitate to contact us for a viewing where we will share all the other goodies this house offers, with you.

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