

# Fuengirola Villa

€2,450,000

Ref: X21612



6



5



547 m<sup>2</sup>



284 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€2,450,000 (£2,052,855)
Transfer tax 7% .....	€171,500 (£143,700)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,257)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,514)
Remainder of deposit to 10% .....	€242,000 (£202,772)
Final Payment of 90% on completion ...	€2,205,000 (£1,847,570)

\* 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

Welcome to this contemporary villa, offering a wealth of luxurious details and stunning sea views.

With 6 bedrooms, a garage accommodating 4 cars, a cinema room, and underfloor heating on the ground and first floors, this property is designed to impress. Its 2.80-meter ceiling height enhances the sense of space and light, while the extra-height doors and wardrobes add a touch of elegance.

The villa, spread across three levels, creates an unparalleled atmosphere of harmony and tranquility, making you feel at home from the moment you step inside.

Ground Floor

- An open-plan design seamlessly integrates the kitchen and living room, offering spectacular views of the sea and the surrounding urban landscape.

- Large sliding doors open to the terrace and pool area, while expansive windows flood the space with natural light.

- A cozy fireplace enhances the living area.

- A guest toilet is conveniently located near the social areas.

- The ground floor includes 3 bedrooms:

One en-suite bedroom.

Two additional bedrooms sharing a bathroom.

Each bedroom has direct access to the garden area.

First Floor

The entire first floor is a luxurious suite, featuring:

- A spacious bedroom with access to a southwest-facing terrace, perfect for enjoying sunsets, and an elevated south-facing terrace with stunning panoramic views.

- A bright corridor with large windows leading to a walk-in wardrobe and a grand bathroom, complete with a tub, shower, and double sinks.

- A private outdoor shower under the open sky, adding a unique touch of luxury.

Basement

- Two bedrooms sharing a bathroom with a shower. Both bedrooms and the bathroom benefit from natural light, thanks to individual patio spaces created for each room.

- A garage with space for 3–4 cars.

- A technical room housing all plumbing and heating systems.

- A utility/storage room, currently empty and ready for customization.

- A large cinema room for entertainment.

Note: The basement does not include underfloor heating.

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