

# Velez-Malaga

## Villa

€725,000

Ref: X22173



4



4



713 m<sup>2</sup>



277 m<sup>2</sup>



✓



✓



Consumption  
G

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



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## **Property Purchase Expenses**

Property price .....	€725,000 (£610,740)
Transfer tax 7% .....	€50,750 (£42,752)
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 (£2,527)
Remainder of deposit to 10% .....	€69,500 (£58,547)
Final Payment of 90% on completion ....	€652,500 (£549,666)

\* 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**

Discover your dream home in the charming seaside village of Benjarafe! This beautifully modernized property offers everything you need for luxurious Mediterranean living. The main house features two spacious bedrooms and a sleek, contemporary bathroom. A bright and airy living area flows seamlessly onto a gorgeous terrace with breathtaking sea views perfect for dining al fresco or simply relaxing while enjoying the coastal breeze. In addition to the main house, this property boasts two independent living spaces. A fully equipped apartment provides extra accommodation for guests or a fantastic opportunity for rental income. There is also a separate studio, ideal for use as a home office, creative space, or additional living area. The outdoor space is just as impressive, with a stunning saltwater pool offering the perfect spot to cool off during warm summer days. Surrounding terraces and garden areas provide plenty of space for entertaining or unwinding in privacy, all while soaking in the serene ambiance of the Mediterranean lifestyle. Located just a short walk from the beach and local amenities, this unique property combines modern elegance, versatility, and a coveted coastal setting. Don't miss the chance to make this exceptional home yours contact us today to arrange a viewing! We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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