

# Velez-Malaga

## Villa

€449,000

Ref: X22179



3



4



590 m<sup>2</sup>



300 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €449,000 (£378,238) |
| Transfer tax 7% .....           | €31,430 (£26,477)   |
| 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% .....       | €41,900 (£35,297)   |
| Final Payment of 90% on completion .... | €404,100 (£340,414) |

\* 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 stunning villa in El Capitan, Almayate, offers the perfect combination of comfort, elegance, and breathtaking views of both the Mediterranean Sea and La Maroma mountain. Designed to provide a luxurious lifestyle, the property features three spacious bedrooms and two bathrooms, ensuring a comfortable and private living experience. The home is perfectly suited for both relaxation and entertainment. A beautifully designed social area includes a bar, ample space for a pool table, and a cozy lounge area, making it ideal for hosting gatherings with family and friends. Outside, a guest toilet and a separate full bathroom by the pool add extra convenience, allowing guests to enjoy the outdoor spaces without needing to enter the main house. The villa boasts a private swimming pool that can be covered, making it suitable for use throughout the year. A spacious garage provides secure parking and additional storage, while a lift offers easy access to different levels of the home. With its unbeatable location, breathtaking views, and exceptional features, this villa is the perfect retreat for those seeking both luxury and tranquility. Don't miss the opportunity to make this dream home yours! Contact us today for more information or to schedule 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