

# Velez-Malaga

## Villa

€450,000

Ref: X22189



3



2



9,208 m<sup>2</sup>



209 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€450,000 (£390,060)
Transfer tax 7% .....	€31,500 (£27,304)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,300)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,600)
Remainder of deposit to 10% .....	€42,000 (£36,406)
Final Payment of 90% on completion ....	€405,000 (£351,054)

\* 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 charming rustic-style chalet is located in a peaceful area of Almayate Alto and offers plenty of potential for personalisation and conversion. The upper floor features a fully equipped kitchen, a cosy living and dining room with a fireplace, three bedrooms, a bathroom, and a spacious terrace with beautiful sea views the perfect place to unwind and enjoy the surroundings. The lower level is currently used as a storage area with a WC and is accessed via an external staircase. It could easily be transformed into additional living space ideal for guests, a studio, or a small apartment. On the nearly 10,000 m2 plot, you'll find many extras: a pool for hot summer days, a barbecue area for social evenings, various storage rooms, and a chicken coop that could also be converted into living space. The existing avocado trees are irrigated via a watering system, and a private well provides an independent water supply. A property full of potential for a nature-connected lifestyle, just minutes from the coast. 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