

# Frigiliana Villa

€1,299,000

Ref: X22210



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2,239 m<sup>2</sup>



450 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,299,000 (£1,094,278)
Transfer tax 7% .....	€90,930 (£76,599)
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% .....	€126,900 (£106,901)
Final Payment of 90% on completion ....	€1,169,100 (£984,850)

\* 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

Nestled in the serene and sought-after community of Cortijos San Rafael, just off the Frigiliana road near Nerja, this outstanding detached villa—completed in 2008—offers an exceptional standard of living with stunning panoramic views of both the sea and mountains.

Constructed to high specifications, the home includes modern comforts such as double-glazed windows, decorative stained glass, gas central heating, solar panels, and pre-installed air conditioning. Facing south, the property enjoys sunlight throughout the day and uninterrupted coastal vistas.

Spanning two floors with both internal and external access, the villa is designed to serve either as a single, spacious residence or as two fully independent units. It comprises five en-suite bedrooms, including two luxurious master suites with Jacuzzi bathtubs—one of which includes a walk-in dressing area. All bedrooms are equipped with fitted wardrobes. The villa also features two generous living rooms with built-in wood-burning fireplaces, two fully equipped kitchens, designated dining areas, and two additional guest WCs. Multiple terraces surround the property, offering ample space for al fresco dining and entertaining.

Outdoors, there's a private 10 x 5-meter swimming pool with a surrounding sun terrace, a substantial double garage measuring 60 m<sup>2</sup>, a large storage room, and a basement area with potential for conversion or development. Set on a plot of approximately 1,600 m<sup>2</sup>, the villa boasts over 400 m<sup>2</sup> of interior living space and around 150 m<sup>2</sup> of terraces. The property also includes ample parking for up to eight vehicles.

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