

# Mijas Villa

€695,000

Ref: X22521



4



4



450 m²



245 m²



✓



✓



Consumption  
G

Emissions  
Applied for

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property  
CHOICE

## Property Purchase Expenses

Property price .....	€695,000 (£599,716)
Transfer tax 7% .....	€48,650 (£41,980)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,589)
Remainder of deposit to 10% .....	€66,500 (£57,383)
Final Payment of 90% on completion ....	€625,500 (£539,744)

\* 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 4 bedroom, 4 bathroom family home offers a perfect blend of contemporary design and functional living. Nestled in a peaceful neighborhood, this property is ideal for families seeking comfort and convenience.

On entering this beautiful home, you are greeted by an open-concept floor plan that maximizes space and natural light, creating a warm and inviting atmosphere, with a large open kitchen, living and dining area leading out onto a west facing private garden.

Upstairs you have a master bedroom with partial sea views, a large wardrobe area, and a modern en-suite bathroom. A further 2 bedrooms share a family bathroom.

On the lower level there is the 4th bedroom with an ensuite bathroom, a garage, storage, and a separate laundry room. The garden area is perfect for entertaining, featuring a bar and enclosed seating area, a bbq, and ample space for enjoying the summer evenings.

The community shares beautiful gardens and a large swimming pool, perfect for couples, families, and children. Built in 2003 and completely renovated, this property is stylish, sophisticated, and key ready.

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