

Competa Villa

€395,000

Ref: X22627



4



2



1,900 m²



143 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€395,000 (£342,268)
Transfer tax 7%	€27,650 (£23,959)
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%	€36,500 (£31,627)
Final Payment of 90% on completion	€355,500 (£308,041)

* 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

Charming villa with private pool, separate studio and official rental licence

3 bedrooms + separate studio - 2 bathrooms - Private pool - Quiet location - Holiday rental licence

Looking for a stylish and carefree property in sunny Andalusia with direct rental potential? Villa Casa Atajo offers the perfect combination of comfort, privacy and an investment opportunity - complete with an official tourist rental licence (VTAR).

Main house

The villa features three comfortable bedrooms and a modern bathroom. The bright and open living room with a fully equipped kitchen is directly connected to the spacious terraces and swimming pool - ideal for both indoor and outdoor living. New air conditioners, updated bathrooms with Grohe taps.

Separate studio

In addition to the main house, the property features a fully independent studio with its own bedroom, bathroom and private entrance - ideal for hosting guests or family, or to generate additional rental income.

Outdoor living

Set on a fully fenced plot, the property features a private pool, several sun and shade terraces and a low-maintenance garden. Everything is designed for a relaxed, Mediterranean lifestyle.

Automatic watering of the garden. large underground water storage with new installation.

large private parking outside with equipment cottage.

Prime Location

Tucked away in a quiet area, yet just a short walk from the lively village centre of C6mpeta. This charming white village offers restaurants, shops, and a welcoming international community. The beaches of Torre del Mar, Nerja, and M6laga Airport are all within easy reach.

Interested?

Whether you're looking for a second home, permanent residence, or a smart investment with proven rental income, Casa Atajo ticks all the boxes. Contact us today for more details or to arrange a viewing.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) est6 disponible