

# Velez-Malaga

## Villa

€725,000

Ref: X22870



4



2



525 m²



175 m²



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €725,000 (£627,415) |
| Transfer tax 7% .....           | €50,750 (£43,919)   |
| Notary fees (approx) .....      | €750 (£649)         |
| Land registry fees (approx) ... | €750 (£649)         |
| Legal fees (approx) .....       | €1,500 (£1,298)     |

## **Standard form of payment**

|                                         |                     |
|-----------------------------------------|---------------------|
| Reservation deposit .....               | €3,000 (£2,596)     |
| Remainder of deposit to 10% .....       | €69,500 (£60,145)   |
| Final Payment of 90% on completion .... | €652,500 (£564,674) |

\* 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 beautiful Spanish villa spans two floors and features three bedrooms, including an impressive primary suite, and two bathrooms, blending traditional Andalusian charm with modern comfort. The Mediterranean-inspired design is reflected in the terracotta tile floors, warm wooden accents, and bright, airy spaces. The living area boasts a unique split-level layout with decorative tile borders, a cozy fireplace, and built-in shelving. A stylish wooden staircase leads to the upper floor, while the open-plan kitchen connects seamlessly to the living area perfect for family living or entertaining guests. The bedrooms are spacious and include built-in wardrobes for optimal storage. Large windows with traditional wooden shutters allow natural light to flood in and offer picturesque views of the surroundings. The bathrooms are full of character, one featuring a blue-and-white checkered floor with decorative tile borders. Outside, the villa offers a private garden with a pool, a chill-out area perfect for relaxing, a garage, and a rooftop terrace with stunning views ideal for enjoying the Costa del Sol's climate and scenery. Located in Chilches, this property is perfect as a permanent home, holiday retreat, or rental investment. 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