

# Arboleas Villa

€239,000

Ref: A1360

SOLD



3



2



650 m²



172 m²



✓



✓



✓



Consumption  
E - 210kW

Emissions  
E - 40kg



spanish  
property  
CHOICE

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€239,000 (£206,544)
Transfer tax 7% .....	€16,730 (£14,458)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## Fees and Taxes

IBI property tax .....	€306.33 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,593)
Remainder of deposit to 10% .....	€20,900 (£18,062)
Final Payment of 90% on completion ....	€215,100 (£185,889)

\* 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

**\*\*SOLD OCTOBER 24\*\***

Spanish Property Choice is delighted to be able to offer you an opportunity to buy a beautiful 3-bedroom, 2-bathroom villa with a private swimming pool situated in Los Torres 2, Arboleas. The property offers a tranquil oasis for those seeking a peaceful retreat in a beautiful area to use as a holiday home or as a permanent residence.

The property is accessed via an external gate onto a walled and gated landscaped garden and relaxation area. To the front of the property, the plot is laid to gravel with enough room to park vehicles, and to the side and rear, numerous terraces complement the outdoor space. A convenient pergola provides a shaded area to provide much-needed shade against the hot summer sun, and a private swimming pool and relaxation area make this a perfect property.

The main access door leads into a convenient hallway, with the living room situated just off to the right and the kitchen and dining room found straight ahead.

The living room is a good size, bright and spacious, and bathed in natural light, with a feature log-burning stove providing a warm and cosy living area during the cooler periods. The area is also served by an air conditioning unit, enabling climate control during the summer months. A large patio glass door opens out onto a covered terrace, perfect for alfresco living and dining, and seamlessly blends indoor and outdoor living.

A small corridor to the right of the living room leads to the three bedrooms and bathrooms.

The first of the bedrooms is the master bedroom, which is a good size with fitted wardrobes, an air conditioning unit, and sufficient space for additional bedroom furniture if needed. An on-suite bathroom, consisting of a bath tub with an overhead shower, toilet, wash basin with a vanity unit, plus additional storage cupboards complementing the space. The bathroom is tiled for ease of maintenance.

Adjacent to the first bedroom is bedroom 2, which is also a good size double with fitted wardrobes and enough space for additional bedroom furniture. An air conditioning unit enables climate control.

The family bathroom is located at the end of the corridor and consists of a shower cubicle, wash basin encased in a vanity unit, toilet, additional storage cupboards and is tiled for ease of maintenance.

The third bedroom is also a good-sized double, bright and spacious, with fitted wardrobes and an air conditioning unit.

Heading back through the living room and into the hallway leads to the fully fitted kitchen, which has a good range of wall and base units with appliances, providing a functional space to enable all your culinary needs to be met. An archway opens from the kitchen into the dining area, which is bright and spacious with double doors leading out to the enclosed private terrace, offering a place to savour meals with family and friends.

The villa's location in Los Torres 2 offers the perfect balance of tranquillity and accessibility. You c...

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