

# Turre Villa

€319,500

Ref: B2299

SOLD



3



3



475 m<sup>2</sup>



112 m<sup>2</sup>



✓



✓



9 min.



Consumption  
E - 152kW

Emissions  
E - 26kg

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



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Mojacar Office  
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## Property Purchase Expenses

Property price .....	€319,500 (£276,463)
Transfer tax 7% .....	€22,365 (£19,352)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

Communal fees .....	€15.70 per month
IBI property tax .....	€526.30 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€28,950 (£25,050)
Final Payment of 90% on completion ....	€287,550 (£248,817)

\* 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 2025\*\*\*

A Stunning 3 Bedroom, 3 bathroom Villa with Private Pool in Agua Nueva, Turre.

Nestled in the sought-after urbanization of Agua Nueva, just outside the charming market town of Turre, this elegant villa offers a perfect blend of comfort, style, and convenience. With 3 spacious bedrooms, 3 bathrooms, and a fabulous private pool, this property is ideal for both full-time living or as a lock-up-and-leave holiday home.

The villa is located just minutes from Turre, where you'll find all essential amenities, as well as delightful tapas bars and a popular weekly market. The beautiful coastal resort of Mojacar is under 10 minutes away, and major road links are easily accessible in the same time.

As you enter the property through double gates, you'll find a larger-than-average carport with steps leading up to beautifully landscaped gardens featuring mature trees and shrubs. A charming path guides you to the villa's entrance, where a welcoming front terrace awaits, offering the perfect spot for al fresco dining with a view over the pool.

Inside, the villa boasts a spacious entrance hall with double doors opening into a large living and dining room. This bright and airy space features rounded bay windows, allowing plenty of natural light, and a highly efficient pellet burning stove, ensuring warmth on cooler days. The modern, fully fitted kitchen is located off the entrance hall and includes ample storage cabinets as well as double doors leading to the side terrace and garden.

On the ground floor, you'll also find the first of the guest bedrooms, complete with fitted wardrobes, a family bathroom, and handy under-stairs storage. Stairs lead to the first floor, where a landing area provides access to the impressive master bedroom. This spacious room features an en-suite shower room, fitted wardrobes, and double doors leading to a private terrace, where you can enjoy breathtaking views of the Sierra Cabrera mountain range.

The second guest bedroom is also located on the first floor and offers its own en-suite bathroom and fitted wardrobes.

Outside, the 8 x 4m private pool is surrounded by ample terracing, providing plenty of space to relax and entertain. A pergola offers much-needed shade during the hot summer months, making it the perfect spot to unwind or host guests.

Additional features of this wonderful villa include air conditioning throughout, internet access, and all mains services.

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