

# San Juan de los Terreros

## Villa

€849,000

Ref: B2310



5



4



660 m<sup>2</sup>



680 m<sup>2</sup>



✓



✓



2 min.



Consumption  
B - 39kW

Emissions  
B - 7kg

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## Property Purchase Expenses

Property price .....	€849,000 (£726,065)
Transfer tax 7% .....	€59,430 (£50,825)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## Fees and Taxes

IBI property tax .....	€1609.90 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,566)
Remainder of deposit to 10% .....	€81,900 (£70,041)
Final Payment of 90% on completion ....	€764,100 (£653,458)

\* 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

**\*\*RECENTLY REDUCED \*\***

This property is a true blank canvas, offering you the opportunity to create a bespoke home tailored to your unique tastes and preferences.

This five-bedroom, four-bathroom villa spans four floors and is just a short walk from the beautiful Cala Parizo beach in San Juan de los Terreros.

The property is fully walled and gated, with access provided via an electric driveway.

To the left of the entrance, you'll find a small swimming pool, perfect for cooling off on warm summer days. Adjacent to this is a spacious terrace, ideal for outdoor living and entertaining.

Upon entering through the main door, you're greeted by a large, open living area.

From here, you'll find a convenient shower room.

The main living space is bright and airy, thanks to the floor-to-ceiling sliding glass doors.

The kitchen area is already equipped with electrical sockets and plumbing, ready for your personal touch.

Downlights illuminate every room, providing a modern and sophisticated ambiance.

Descending from the living area, you'll find a generously sized bedroom with an en-suite bathroom and a separate dressing room. This room is also flooded with natural light.

Continuing downstairs, there's a utility room and access to a large garage with a useful storage room. The garage is accessed via a private driveway.

Heading back to the staircase, and going up three flights, you'll reach the next bedroom, complete with a dressing room and en-suite bathroom.

The next flight of stairs leads to the remaining bedrooms and a family bathroom.

From the hallway, glass doors open to a fantastic terrace offering views of the local community and distant mountains.

Further stairs lead to another large terrace, and ultimately, the solarium, where you can enjoy stunning sea views.

This is a wonderful villa with endless potential to shape it into your own unique space.

Contact us today to arrange a viewing.