

# Palomares Villa

€455,000

Ref: B2376



4



3



600 m²



400 m²



1 min.



✓



✓



Consumption  
C - 54kW

Emissions  
B - 9kg

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## Property Purchase Expenses

Property price .....	€455,000 (£394,531)
Transfer tax 7% .....	€31,850 (£27,617)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,301)

## Fees and Taxes

Refuse fees .....	€205.60 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,601)
Remainder of deposit to 10% .....	€42,500 (£36,852)
Final Payment of 90% on completion ....	€409,500 (£355,077)

\* 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 exceptional, recently renovated four-bedroom, three-bathroom luxury villa in Palomares has been completed to a high contemporary standard throughout.

Set in a peaceful cul-de-sac, the property enjoys both sea and countryside views arranged over two floors above two private garages providing parking for up to four vehicles, together with additional storage space.

The principal bedroom boasts breathtaking sea views and features a stylish open-plan en-suite with a freestanding bathtub, walk-in shower and fitted wardrobes. The remaining three bedrooms are generously proportioned, each with built-in wardrobes.

The well-appointed fully fitted open-plan kitchen flows effortlessly into the lounge and dining area leading to a spacious private terrace with spectacular sea views.

A second large terrace provides the perfect setting for al fresco dining or simply relaxing with a cool drink while soaking up the scenery.

An additional living area complete with expansive windows also makes the most of the panoramic sea views.

The villa enjoys a beautifully landscaped private garden complete with a jacuzzi, sauna. There is also a cinema room.

Year-round comfort is assured with a pellet burner central heating system and underfloor heating for the cooler months. Norwegian thermal wall tiles help maintain a consistent ambient temperature throughout the interior throughout the year while a chlorination system provides purified drinking water.

Conveniently located, the property is just a short stroll to the beach, within easy reach of the main beaches of Vera Playa and Mojácar Playa and within walking distance of a local bar restaurant and the village of Palomares with its weekly market and amenities.

This modern villa offers exceptional living space and unrivalled views. A rare opportunity to acquire a sizeable property of such quality, so close to the beach.

Explore this property even before stepping inside. Click on the link for all available pictures and a full description of the property.

Click on the 'Video Play' button in the link for a virtual walk around tour.

To gain a better understanding of the location and its surroundings, click on the 'Show on Map' button below this description. Once the map is displayed, switch the view from the default map setting to 'Satellite.' This will show the exact location of the property and provide a bird's-eye view of the surrounding areas.