

# Desert Springs Villa

€925,000

Ref: E149



4



5



755 m<sup>2</sup>



171 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€925,000 (£799,385)
Transfer tax 7% .....	€64,750 (£55,957)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,593)
Remainder of deposit to 10% .....	€89,500 (£77,346)
Final Payment of 90% on completion ....	€832,500 (£719,447)

\* 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

Sale Price - €925,000  
Model - Montana  
Availability - Nearing completion

Privacy is afforded via a gated front courtyard, private parking and perimeter fencing.

An extensive roof top lounge and terraces, deep shady verandas with a built in BBQ, a manicured private garden with swimming pool overlooking the golf course, ensure that the exterior presents a wealth of opportunity to enjoy those long lazy summer days and glorious star filled evenings.

Inside, contemporary design and natural light, showcasing an overall feel of space are the outstanding characteristics of a sophisticated interior that offers a stylish home with modern appeal.

Features include an internal reception area that opens into an extensive open plan living/ dining room and kitchen with 'level through' floor, onto the covered verandas, private landscaped garden and swimming pool to offer over 93m2 of combined interior/ exterior living and dining space, designed to be used as one in this specially privileged climate.

Located on the first floor, the master bedroom with en-suite has direct access to the extensive roof top lounge and terrace.

There are two further bedrooms with en-suite on the ground floor, one with direct access to the extensive veranda and swimming pool as well as a fourth bedroom with separate bathroom.

Downstairs the vast lower ground floor presents a Games Room, Cinema Room, Wine Cellar, Office, Utility Room and fifth Bathroom.

Luxurious finishes include; attractively tiled bathrooms, an open plan kitchen with 'Silestone' worktops, with integrated appliances, ceramic hob and cooker hood. Double glazing, mirrored wardrobes to bedrooms with high quality 'Roca' or 'Porcelnosa' sanitary ware and fittings throughout.

A mechanical ventilation system to lower, ground and first floor and photovoltaic panels connected to the hot water cylinder with individually controlled Hot/Cold Air Conditioning units to the living room and bedrooms, cater fully for all temperature control requirements.

USB ports in all rooms with high speed internet connectivity.

Specification

4 Bedrooms

5 Bathrooms, 3 en-suite

Open plan Living / Dining room leading out to extensive covered veranda

High quality fitted kitchen with integrated white goods

Mechanical ventilation system to lower, ground and first floor

Individually controlled Hot/Cold Air Conditioning units to the living room and bedrooms

Photovoltaic panels connected to the hot water cylinder

Large lower ground floor with Games Room, Cinema Room, Wine Cellar, Utility Room, Office and Bathroom

Private car parking

8m x 4m swimming pool

Private garden

Plot 775m2

Floor area 171m2

Terrace area 122m2

Membership of Desert Springs Golf Club

Membership fees for non-resident Resort members are included in the price of new properties purchased from Almanzora Bay.