

# Valle del Este Villa

€668,800

Ref: E229



6



3



1,380 m<sup>2</sup>



286 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 156kW

Emissions  
E - 26kg

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Ref: E229 — <https://www.spanishpropertychoice.com/E229>

## Property Purchase Expenses

Property price .....	€668,800 (£556,475)
Transfer tax 7% .....	€46,816 (£38,953)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,248)

## Fees and Taxes

Communal fees .....	€178.13 per month
IBI property tax .....	€1005.23 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,496)
Remainder of deposit to 10% .....	€63,880 (£53,151)
Final Payment of 90% on completion ...	€601,920 (£500,828)

\* 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

In collaboration with our Spanish Partners, we are delighted to be able to offer you this spectacular, independent villa of 286 m<sup>2</sup>, located on a spacious 1,380 m<sup>2</sup> plot.

Fully furnished and equipped, it's ready to move in!

Located in the Agave Residential Complex, this villa is situated within the exclusive Valle del Este golf course in Vera, right in front of Hole 15. The peaceful community offers a shared swimming pool and landscaped areas.

The property is distributed across three floors. On the ground floor, you'll find two cosy bedrooms with built-in wardrobes, a full bathroom, a kitchen-dining area, a laundry room, and a spacious living room.

From here, you can access an impressive 118 m<sup>2</sup> terrace with privileged views of the golf course.

The first floor features a splendid bedroom with an en-suite bathroom and a second room that can serve as an office or dressing room, with access to a 30 m<sup>2</sup> terrace.

Finally, the basement offers two large bedrooms, a bathroom, and a home cinema.

Thanks to its two interior courtyards, the basement enjoys direct ventilation and natural light.

Additionally, there is direct access to an extensive garden of over 400 m<sup>2</sup>, designed with high-quality artificial grass and an 8x4 m<sup>2</sup> pool with a modern porcelain finish—perfect for enjoying the area's excellent climate and relaxing with views of hole 15 at Valle del Este Resort.

The villa boasts top-quality finishes, including white marble flooring, porcelain tiles in bathrooms, solid white lacquered doors, and gray aluminum exterior doors and windows with shutters. It has centralised air conditioning and heating throughout. The landscaped areas include over 400 m<sup>2</sup> of premium artificial grass.

The property also comes with two private parking spaces.

From the residential complex, you can walk to the Valle del Este Golf Resort Hotel, which features a magnificent spa for relaxation, a shopping center with various restaurants, a supermarket, and paddle tennis courts.

Valle del Este Golf Course is just minutes from Vera Pueblo, where you'll find a health center, schools, banks, supermarkets, sports facilities, and other necessary services. Additionally, it's only 15 minutes from the spectacular beaches of Vera Playa, with numerous beach bars and restaurants, and close to picturesque villages such as Villaricos and Mojácar.

It is located 90 km from Almería Airport and 200 km from Alicante Airport.

Don't miss out on this unique opportunity! Contact us now to schedule a visit to your new home.

Estimated completion date of renovations: First half of December 2024.

Price: €668,800

Community Fees: €161.98/month

Valle del Este Conservation Fee: €64.61/quarter

Annual Property Tax (IBI): €1,005.23 for 2024

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