

# Torrox Costa Villa

€575,000

Ref: K20921



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311 m<sup>2</sup>



137 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €575,000 (£482,132) |
| Transfer tax 7% .....           | €40,250 (£33,749)   |
| Notary fees (approx) .....      | €750 (£629)         |
| Land registry fees (approx) ... | €750 (£629)         |
| Legal fees (approx) .....       | €1,500 (£1,258)     |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,515)     |
| Remainder of deposit to 10% .....       | €54,500 (£45,698)   |
| Final Payment of 90% on completion .... | €517,500 (£433,919) |

\* 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 ultra modern south facing villa is located just a couple of hundred metres from the beach and has fabulous views across the Mediterranean. The main accommodation comprises entrance hall, a lovely lounge, a state-of-the-art fully-fitted 25,000€ kitchen, fully equipped with a BOSCH- 90 cm induction hob, American fridge, combi micro-oven, built-in coffee machine, dishwasher, LED lighting, Neo-lith worktops, a dining room with LED drinks cabinet, 3 double bedrooms (master en-suite and 2 bedrooms with balconies), family bathroom, a laundry room with Bosch appliances and a guest WC. In addition there is a large garage (95 m<sup>2</sup>) on the lower ground floor and 65 m<sup>2</sup> of additional space which could easily be converted into additional accommodation. There is a 6.5m x 3.5m pool with shower and stairs to a separate indoor bathroom, surrounded by sun terraces of non-slip Italian tiles and a vertical garden. In addition there is an outside dining area and kitchen with bar, fridge, rotisserie, side burner and 5 ring gas hob. The property also has an upper terrace for future use as a roof garden, chill-out area and gym with panoramic views over the Mediterranean.

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