

# Rojales Villa

€395,000

Ref: V20508



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506 m<sup>2</sup>



156 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€395,000 (£329,351)
Transfer tax 10% .....	€39,500 (£32,935)
Notary fees (approx) .....	€750 (£625)
Land registry fees (approx) ...	€750 (£625)
Legal fees (approx) .....	€1,500 (£1,251)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,501)
Remainder of deposit to 10% .....	€36,500 (£30,434)
Final Payment of 90% on completion ...	€355,500 (£296,416)

\* 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 Corner, Three Bedroom Detached Villa in Benimar II, Rojales is located within a 5-minute walk of amenities and facilities, and just a 10-minute drive from the beautiful beaches of Guardamar del Segura. Situated next to Benijofar and Ciudad Quesada, this property offers picturesque mountain views, visible from both the glazed-in terrace and the private solarium, which also includes a retractable awning for comfort. The villa features three bedrooms, including a master with an en suite shower room, plus an additional family bathroom. An American-style kitchen and separate utility room add convenience, while window and door grills, fly nets, and air conditioning throughout provide comfort and security. The cozy living area boasts a gas fireplace, and all bedrooms come with fitted wardrobes. Outside, enjoy a private 8x4 pool within a spacious garden, complete with a BBQ area, a storeroom, and off-road parking. Located in Costa Blanca South, this villa combines ideal indoor and outdoor living in a desirable, convenient location.

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