

Casares Villa

€2,250,000

Ref: X21232



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1.10 hectares



450 m²



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Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
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	€2,250,000 (£1,881,180)
Transfer tax 7%	€157,500 (£131,683)
Notary fees (approx)	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx)	€1,500 (£1,254)

Standard form of payment

Reservation deposit	€3,000 (£2,508)
Remainder of deposit to 10%	€222,000 (£185,610)
Final Payment of 90% on completion	€2,025,000 (£1,693,062)

* 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

WE PRESENT A LUXURIOUS ARCHITECTURAL JEWEL ! Spectacular unique home. This villa was designed by the famous and legendary architect Aubrey David, specialised in the design of rustic style homes, with windows creating indirect lighting, wooden beams, ceilings in different heights, plant areas in the bathrooms with windows to enjoy the views to the garden and green areas. Built with top quality materials, it offers 5 spacious bedrooms with en-suite bathrooms and two of them with fireplaces. ON A PLOT OF 11.000m2. Nestled in the beautiful Valley of La Acedia at the foot of the Sierra Bermeja, bordering a natural park, halfway between Estepona and Casares, 15 MIN. DRIVING TO THE COAST, where you will find all kinds of shops, leisure facilities, golf courses, etc.. You will also find superb restaurants and the picturesque village of Casares only 5-10min drive away. The garden has a very nice pool area surrounded by nature with a dreamlike landscape. Solar panels, air conditioning, child and adult pool, garage and off road parking for several vehicles. With good access and ample parking next to the main entrance, this property enjoys complete peace and privacy. A landscape where you will have 360° OF FOREST AND MOUNTAIN VIEWS. VIEWING IS HIGHLY RECOMMENDED. It has great rental potential, both holiday and long term.

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