

# Malaga Villa

€710,000

Ref: X21264



4



2



337 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€710,000 (£593,617)
Transfer tax 7% .....	€49,700 (£41,553)
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% .....	€68,000 (£56,853)
Final Payment of 90% on completion ...	€639,000 (£534,255)

\* 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

Welcome to your new home in El Romeral, Alhaurín de la Torre!

This newly built home combines comfort, style and efficiency in a prime location. With 337m<sup>2</sup> built and 289m<sup>2</sup> useful, each space is designed to improve your quality of life.

Featured Features:

- Rooms: 4 large rooms ideal for your family.
- Bathrooms: 2 modern bathrooms.
- Dining room: Spacious and full of light, perfect for your meetings.
- Kitchen: Independent, modern and equipped, ideal for cooking lovers.
- Clothes room: Functional and convenient.
- Dressing room: In the main room, practical and elegant.
- Pool: Enjoy the good weather in your private pool.
- Balcony and terrace: With impressive views and areas to relax.
- Green area with pergola and barbecue area: Ideal for your outdoor moments.
- Solar and photovoltaic panels: Sustainable energy and assured savings.
- Air conditioning: 2 Split in living room and main bedroom, with central pre-installation for both floors.
- Type A energy certificate: Maximum energy efficiency.
- Machine room and storage room: Additional space for storage.
- Covered garage: Protect your vehicles in a safe space.

This is the opportunity you have been waiting for! Discover your ideal home in El Romeral, designed with every detail thinking about your comfort. Contact us today for more information and schedule a visit.

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