

# Velez-Malaga Villa

€375,000

Ref: X22118



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2



297 m<sup>2</sup>



270 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€375,000 (£315,900)
Transfer tax 7% .....	€26,250 (£22,113)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,527)
Remainder of deposit to 10% .....	€34,500 (£29,063)
Final Payment of 90% on completion ....	€337,500 (£284,310)

\* 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

Spacious villa located in the quietest part of the urbanization Trayamar. At street level there is a large garage with adjacent storage room. A staircase leads to the entrance of the villa. You first enter the entrance hall, from there you enter the spacious living room with a fireplace. Opposite is the rustic kitchen with all amenities. At the back you will find the storage room / cellar. There is a side entrance to the kitchen. The house also has a bathroom with shower and a separate utility room. Also, there is an additional room that can be used as a fourth bedroom. A staircase leads to the second floor with a large open terrace with beautiful views of the surrounding area. There is also a large bathroom with a bathtub and a double sink, three bedrooms, one of which is used as an office. All rooms are equipped with air conditioning hot / cold and built-in wardrobes. The villa has solar panels for water heating. Music connection in all rooms. It has an Alarm system. The villa is offered partially furnished. It is located near the golf course of Baviera. As well as the freeway junction and Velez-Malaga. Only 1 km to the beach and the marina with shopping facilities. We are pleased to be able to present this property to you soon, either in person or via a virtual viewing. Because this world is unique - just like our Axarquia. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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