

# Velez-Malaga

## Duplex/Townhouse / Casa adosada

### €340,000

### Ref: X22162



2



2



122 m²



2,008 m²



Consumption  
G

Emissions  
Applied for

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**Huércal-Overa Office**  
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**Mijas Costa Office**  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€340,000 (£294,202)
Transfer tax 7% .....	€23,800 (£20,594)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€31,000 (£26,824)
Final Payment of 90% on completion ....	€306,000 (£264,782)

\* 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

Discover this charming 3-storey villa in Valle Nice, a unique opportunity to enjoy a comfortable and versatile lifestyle. The property has 2 large bedrooms, 2 bathrooms, a cozy living room and a kitchen with direct access to a beautiful terrace, perfect for enjoying outdoor meals. The built-in wardrobes offer ample storage space and order in the bedrooms. On the ground floor, you will find a bathroom and an area of 40 m2 with the possibility of converting it into a guest apartment, adding even more value and functionality to the property. The property has a private parking space at the entrance for added convenience. Located in a very well-maintained urbanization, you will enjoy multiple amenities: 5 swimming pools, a paddle tennis court, a playground, gym and an area for holding events such as birthdays or communions. It is the perfect environment for families as well as those looking for relaxation and outdoor activities. In addition, the villa offers interesting extension possibilities: you can build a staircase to the skylight and turn the space into a terrace or an additional apartment. There is also the option to add one more floor, providing even more opportunities to customise and make the most of the property. All this just 30 minutes from the airport, which ensures excellent connectivity. Do not miss the opportunity to live in this wonderful environment with all the comforts and growth options. Visit it today! We are delighted to be able to present this property to you soon, either personally or through virtual vision. Because this world is unique - like our Axarquía. 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