

Velez-Malaga

Duplex/Townhouse / Casa adosada

€560,000

Ref: X22176



3



2



139 m²



144 m²



✓



✓



Consumption
G

Emissions
Applied for

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**spanish
property**
CHOICE

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Carretera Estación 143

Mijas Costa Office
C/ Mérida de Jarales, 5

Property Purchase Expenses

Property price	€560,000 (£484,568)
Transfer tax 7%	€39,200 (£33,920)
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%	€53,000 (£45,861)
Final Payment of 90% on completion	€504,000 (£436,111)

* 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 modern townhouse built in 2020, designed to offer comfort and style in a privileged location next to the prestigious Baviera Golf course. With uninterrupted views of the sea and the golf course, this property combines luxury and tranquility in the heart of the Costa del Sol. Spacious and Bright Interiors The property features 3 spacious bedrooms filled with natural light, ideal for families or as guest rooms. It also includes 2 modern bathrooms with high-quality finishes that ensure an elegant and functional environment, as well as a convenient guest toilet on the main floor, perfect for entertaining visitors. The living-dining room is the heart of the home, a cozy space that connects to a modern semi-open kitchen, equipped with top-of-the-line appliances. This design offers an ideal setting for both daily living and entertaining. The floating wood floors add warmth and a contemporary touch throughout the property. Private Pool and Outdoor Spaces The exterior of the property is a true private oasis. The private pool is the perfect place to cool off and relax while enjoying panoramic views of the golf course and the Mediterranean Sea. The orientation ensures you can always make the most of the natural light and the unobstructed views, as no construction is allowed in front. The carefully designed private garden is ideal for family gatherings, moments of relaxation, or enjoying the outdoors. Modern and Exclusive Amenities The house is equipped with all the necessary comforts for a convenient lifestyle, including: • Air conditioning in all rooms, ensuring comfort throughout the year. • Electric blinds for added convenience and privacy. • A spacious storage room, perfect for additional storage. • A double-glazed gym, offering an exclusive space to stay fit without leaving home. Prime Location Situated in Baviera Golf, one of the most prestigious areas of the Costa del Sol, this property allows you to enjoy the tranquility of the natural surroundings without sacrificing proximity to all services. Additionally, you'll find a renowned hospital nearby, as well as schools, shops, and restaurants. The beaches of Torre del Mar are also just a few minutes away, making this property an ideal choice for residence or investment. A Unique Property This townhouse represents an exceptional opportunity to acquire a luxury home in an unbeatable location. Whether you're looking for a family home, a second residence, or an investment property, this house has everything you need. We are delighted to present this property to you soon, either in person or through a virtual tour. Because this world is unique just 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