

Velez-Malaga

Villa

€495,000

Ref: X22202



3



2



1.29 hectares



305 m²



✓



Consumption
E

Emissions
E

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Property Purchase Expenses

Property price	€495,000 (£429,066)
Transfer tax 7%	€34,650 (£30,035)
Notary fees (approx)	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx)	€1,500 (£1,300)

Standard form of payment

Reservation deposit	€3,000 (£2,600)
Remainder of deposit to 10%	€46,500 (£40,306)
Final Payment of 90% on completion	€445,500 (£386,159)

* 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 your refuge in the Axarquía of Malaga
Imagine enjoying stunning views of the Mediterranean Sea while immersing yourself in a relaxed and comfortable lifestyle, away from the daily hustle and bustle. This charming farm, located in beautiful Axarquía, offers you precisely that, in addition to a farm of more than 12,900 m² dedicated mainly to avocado and mango crops..
The property has several buildings. The main house is an open space that combines a cozy living-dining room with a functional kitchen equipped with a central island. An elegant bookcase separates the master bedroom and bathroom, creating an intimate and cozy atmosphere. The large front porch, adorned with glass curtains, offers spectacular views of the Mediterranean Sea, turning every moment into a unique experience.

Additionally, there is a large additional space next to the house (currently used as a workshop/warehouse) that offers the possibility of expansion or the creation of new projects. To the right side, a cozy log cabin provides an additional bedroom, ideal for entertaining. There is also a building for laundry and storage, along with garages for several vehicles, which complete the main area of the house.

The pool area, located in a separate area, has a separate room, a bathroom, a barbecue area, a terrace and an extensive garden full of plants and flowers, creating an idyllic environment to enjoy the warm summer days. and disconnect from outside noise.

It is important to know that the property has: security alarm, video intercom, automatic entrance door, solar panels, satellite dish, hot and cold air conditioning both in the house and in the pool area, orchard, greenhouse, chicken coop , a paved lane inside the property, 3 wells and 2 water tanks. In addition, it has a variety of fruit trees: 110 avocados and 610 mangoes For domestic use, there are also cherimoyas, tangerines, lemons, oranges, macadamia nuts, plums, almonds, figs and carob trees, among others.

Services: All the necessary services are located a few minutes by car, both in Torre del Mar and Almayate, where you can access everything you need, including the El Ingenio Shopping Center.

The Abbreviated Information Document is at your disposal. Expenses: Taxes (ITP or VAT+AJD) + notary and registration expenses. ARV

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