

# Nerja Villa

€695,000

Ref: X22213



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2,148 m<sup>2</sup>



315 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€695,000 (£585,468)
Transfer tax 7% .....	€48,650 (£40,983)
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% .....	€66,500 (£56,020)
Final Payment of 90% on completion ....	€625,500 (£526,921)

\* 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**

Country house in Nerja with a view of the sea and and mountains. The villa is distributed over 2 floors and both floors are accessed independantly.

From the main entrance there is a living-dining room complete with fireplace, an open-plan kitchen with an island, one double bedrooms with en-suite and a second double room, and another full bathroom.

The lower floor that overlooks the pool has a very large living room, two bedrooms and one full bathroom.

The property has air conditioning throughout.

Outside is a hug terrace with a private pool of 12m x 5m, a gazebo of 36m with BBQ garden and some fruit trees.

There is also a legalised water well at the property.

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