

# Velez-Malaga

## Duplex/Townhouse / Casa adosada

### €549,900

### Ref: X22229



3



3



264 m²



207 m²



✓



✓



Consumption  
G

Emissions  
Applied for

**Tel: +34 950 615 388**  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



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**Mojacar Office**  
Paseo del Mediterráneo, 363

**Albox Office**  
Avenida Lepanto, 15

**Huércal-Overa Office**  
Carretera Estación 143

**Mijas Costa Office**  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€549,900 (£476,158)
Transfer tax 7% .....	€38,493 (£33,331)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,299)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,598)
Remainder of deposit to 10% .....	€51,990 (£45,018)
Final Payment of 90% on completion ....	€494,910 (£428,543)

\* 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

Luxury New Build with private Pool and Stunning Mediterranean Sea Views – Completion expected February 2025  
Discover the epitome of modern living in this exquisite new build home, perfectly positioned to offer breathtaking views of the Mediterranean Sea. Due for completion at the beginning of 2025, this property combines contemporary design, luxurious amenities, and an unparalleled location to create your dream coastal retreat.  
Situated in a prestigious neighbourhood, this home offers easy access to the beach, local attractions, and top-rated dining and shopping. Enjoy panoramic views of the sparkling Mediterranean Sea from multiple vantage points throughout the property. Relax and unwind in your own private pool, designed for both leisure and entertaining. This home features sleek, contemporary architecture with high-end finishes and attention to detail in every corner. With three bedrooms and three bathrooms, the open-plan living spaces are designed for comfort and style. Expansive terraces and outdoor spaces perfect for al fresco dining, sunbathing, and enjoying the stunning views.

Additional Details:

The property is situated in a gated community with 24/7 security for peace of mind.

This new build home offers the perfect blend of luxury, comfort, and modern living in one of the most sought-after locations. Don't miss the chance to own a piece of paradise with unparalleled Mediterranean Sea views.

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