

# Manilva Villa

€1,250,000

Ref: X22314



4



3



3,200 m<sup>2</sup>



542 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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property  
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## Property Purchase Expenses

Property price .....	€1,250,000 (£1,069,000)
Transfer tax 7% .....	€87,500 (£74,830)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,566)
Remainder of deposit to 10% .....	€122,000 (£104,334)
Final Payment of 90% on completion ....	€1,125,000 (£962,100)

\* 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

More than just a home, this property is a sanctuary where breathtaking views, unmatched tranquillity, and timeless charm come together in perfect harmony.

From the moment you wake up, be captivated by sweeping vistas stretching from Africa to Gibraltar. Whether it's the golden hues of sunrise or the moonlit shimmer of the sea, this Villa offers an ever-changing masterpiece right outside your window.

Designed for effortless living, this single-story villa features four cozy bedrooms, two elegant bathrooms, and a fully equipped kitchen. The open-plan living and dining area, bathed in natural light, seamlessly connects to the outdoors, while a crackling fireplace adds warmth on cooler evenings.

With high-end finishes like marble and English wood flooring, this home exudes sophistication. Meanwhile, 10 photovoltaic solar panels ensure eco-friendly living without compromise. Here, style and sustainability exist in perfect balance.

Step outside and immerse yourself in nature. Lush fruit trees, fragrant plants, and a thriving vegetable garden create a peaceful retreat. Whether you're lounging by the sparkling pool, firing up the barbecue, or simply soaking in the serenity, the outdoor spaces invite relaxation and connection.

A separate basement apartment—with its own bathroom and storage room—offers incredible versatility. Whether for guests, creative pursuits, or extra privacy, the space adapts to your needs.

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