

Velez-Malaga

Villa

€1,150,000

Ref: X22351



5



3



1,610 m²



513 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€1,150,000 (£995,095)
Transfer tax 7%	€80,500 (£69,657)
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%	€112,000 (£96,914)
Final Payment of 90% on completion	€1,035,000 (£895,586)

* 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

Welcome to this extraordinary villa located in the charming coastal village of Caleta de Vélez, just a short stroll from the beach and promenade that stretches all the way to Torre del Mar. Set in a peaceful residential area next to the Baviera Golf Course, the property enjoys one of the most desirable locations on the Costa del Sol with supermarkets, shops, restaurants, beach bars, and weekly markets all close by. Perched slightly above the coastline, the villa boasts breathtaking views of the sea, the harbor, the bay of Torre del Mar, and the surrounding mountains. But what truly sets this home apart is its versatile layout: the villa is divided into three independent apartments, offering flexible living options for large families, multi-generational households, or those looking to generate rental income. Main Residence Top Floor with Stunning Terraces The top-floor apartment serves as the main living space and is filled with light and charm. It features a spacious entrance hall, a bright living room with a fireplace, a large picture window with panoramic sea views, two double bedrooms, a guest bathroom, and a generous family bathroom with a bathtub and walk-in shower. The separate kitchen is fully fitted and opens directly to a large, partly glazed terrace complete with its own fireplace for cozy winter evenings. In addition to the covered terrace, there are two more sunny terraces facing south, ideal for sunbathing, dining, or simply enjoying the spectacular sunsets over the Mediterranean. The views from every angle are truly magnificent, stretching across the garden and pool area to the coastline and mountains beyond. Lower Level Two Fully Independent Apartments On the garden level, two completely self-contained apartments provide endless possibilities. Each has its own private entrance, covered terrace, living/dining area, kitchen, and bathroom with both shower and bathtub. One apartment features two bedrooms, while the other offers a spacious double bedroom. Both units open directly onto the beautifully maintained garden and pool area and also enjoy partial sea views. These spaces are perfect for hosting family and friends, or for holiday rentals to generate income while maintaining complete privacy for the main residence. Outdoor Living A Private Mediterranean Oasis The villa sits on a generous plot of over 1,600 m², offering multiple outdoor zones for relaxation and recreation. The mature garden with its inviting pool creates a serene retreat, while several terraces provide sunny and shaded spots to enjoy the Andalusian lifestyle all year round. Parking, Comfort & Upgrades Parking is never a concern, with three closed garages and a carport for two additional vehicles, accessible via separate entrances on different levels of the plot. The villa has been thoughtfully upgraded to offer modern comfort and efficiency, including:

- Double-glazed PVC windows throughout
- Two newly renovated bathrooms
- Three updated kitchens with mode...

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