

# Estepona Villa

€2,950,000

Ref: X22871



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2,385 m<sup>2</sup>



580 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€2,950,000 (£2,548,800)
Transfer tax 7% .....	€206,500 (£178,416)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,592)
Remainder of deposit to 10% .....	€292,000 (£252,288)
Final Payment of 90% on completion ....	€2,655,000 (£2,293,920)

\* 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

Timeless Elegance on the New Golden Mile's Frontline Golf

Welcome to this exquisite four-bedroom residence in El Paraíso, set in the very heart of the prestigious New Golden Mile one of the Costa del Sol's most sought after enclaves. Boasting three sumptuous ensuite bathrooms and an additional guest bathroom. This elegant home rests upon an expansive 2,500 m<sup>2</sup> plot adorned with lush, mature gardens of exceptional beauty.

Commanding a privileged frontline position overlooking El Paraíso Golf Club and a mere five minutes from the golden sands, the property offers an unrivalled sense of privacy and tranquillity, whilst remaining within easy reach of a wealth of amenities.

Within, every comfort awaits from the indulgence of a sauna and jacuzzi to a fully equipped gymnasium and a stylish games room. Secure parking is provided by a private indoor garage for two vehicles, complemented by a covered outdoor space.

This is far more than a residence, it is the embodiment of refined coastal living.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses.

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