

# Albox Villa

€219,995

Ref: A1417

RESERVED



5



3



1,154 m<sup>2</sup>



257 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 193kW

Emissions  
E - 50kg

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Ref: A1417 — <https://www.spanishpropertychoice.com/A1417>

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €219,995 (£181,821) |
| Transfer tax 7% .....           | €15,400 (£12,728)   |
| Notary fees (approx) .....      | €750 (£620)         |
| Land registry fees (approx) ... | €750 (£620)         |
| Legal fees (approx) .....       | €1,500 (£1,240)     |

## Fees and Taxes

|                        |                   |
|------------------------|-------------------|
| IBI property tax ..... | €585.77 per annum |
| Refuse fees .....      | €205.60 per annum |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,479)     |
| Remainder of deposit to 10% .....       | €19,000 (£15,703)   |
| Final Payment of 90% on completion .... | €197,996 (£163,639) |

\* 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

\*\*\*RESERVED DECEMBER 2024\*\*\*

A beautiful large detached two-storey villa, located just 5 minutes away from the bustling market town of Albox with all of its amenities including, banks, bars, supermarkets, restaurants, schools etc. The villa is within walking distance of Club de Tennis with several tennis courts, gym, a large swimming pool, bar and restaurant. Around 40 minutes to the coastal resorts of Mojacar and Garrucha along with the wonderful beaches of San Juan de los Torberos.

The property comprises of 5 large double bedrooms with the main bedroom having an en suite leading to a terraced balcony, 3 bathrooms and dressing room. There is a large integral garage with a large wine cellar offering extra storage, a spacious bespoke fully fitted kitchen with separate utility room, an attic tower viewing room, very impressive entrance hall, a grand marble staircase, a wonderful shady courtyard to sit and enjoy those hot summer days, front sun terrace, rear terrace and roof terrace with stunning views of the surrounding mountain ranges.

There are numerous terraced areas with landscaped gardens, from where you can enjoy the wonderful summer days and warm evenings.

The property has fly screens throughout and has a new water filter and softener system installed.

The grounds are fully landscaped with over 100 trees and shrubs. The property is fully walled and gated, there is a pond, pergola and an ornamental well.

There is a large above ground swimming pool inset inside a small finishing wall.

The villa enjoys stunning mountain views overlooking the valley.

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