

# Manilva Villa

€685,000

Ref: J20127



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890 m<sup>2</sup>



155 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€685,000 (£588,073)
Transfer tax 7% .....	€47,950 (£41,165)
Notary fees (approx) .....	€750 (£644)
Land registry fees (approx) ...	€750 (£644)
Legal fees (approx) .....	€1,500 (£1,288)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,576)
Remainder of deposit to 10% .....	€65,500 (£56,232)
Final Payment of 90% on completion ....	€616,500 (£529,265)

\* 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

Traditional Andalusian style southeast facing villa with real character, beautiful gardens, large private swimming pool and panoramic sea views. This villa has three main bedrooms, and in addition to this it has a separate apartment with its own open plan lounge / Kitchen, an additional 2 double bedrooms and bathroom. The villa includes a guest toilet and pool toilet and comes with a tiled basement and private garage covering the size of the main villa. In addition there is a pool bar and private swimming pool. The villa provides a feeling of peace and tranquillity – your very own private retreat. The property is located in the urbanisation, Jardin Tropical, located near Marina de la Duquesa and the village of El Castillo. The beach is only a 15 minute walk away while the popular Marina de la Duquesa a 20-25 minute walk away or alternatively a few minutes drive via the internal roads. Marina de La Duquesa is a lovely Marina with a number of local and international bars, restaurants, cafés. You could even follow the promenade and walk along the Casares coast to neighbouring Sabinillas. The beach promenade or paseo has a selection of quality tapas bars, restaurants, and beach chiringuitos offering a variety of local and international cuisine. The beach has been awarded the Blue Flag, a distinction awarded by the European Foundation for Environmental Education. The spacious villa further benefits from fully fitted wardrobes, air-conditioning, electric blinds and fireplace. The lounge with cathedral style ceiling and separate dining room has access to the main terrace. The villa includes a water purifier and softener. As you enter the property you are in the reception area. To your right is the guest toilet and kitchen entrance, to the left is the dining room and in front is the entrance to the lounge. The fully fitted kitchen is well designed in a horse-shoe shape and has plenty of work surface and desirable mod-cons. The well designed kitchen demonstrates good planning of workflow and lighting design, with the sink positioned under the large double window, providing plenty of natural light. There is a door that provides access via stairs to the tiled basement, garage and back entrance to the pool bar with toilet. The dining room has windows all round and includes floor to ceiling sliding patio doors providing direct access to the generous sized terrace. The dining room has a dining table and chairs that comfortably seats 6. The room provides stunning sea views while you dine. The generous sized terrace is a great space for al fresco dining, entertaining or just relaxing soaking in the mediterranean. The terrace overlooks the swimming pool and surrounding area as well as sea views. The terrace can also be accessed via the lounge via 3 sets of patio doors embedded within archway brickwork. The terrace has a table and chairs with the option to extend the awning. The terrace has glass arch windows and a patio door that p...

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