

# Algorfa Villa

€595,000

Ref: V20003



3



2



1,220 m<sup>2</sup>



216 m<sup>2</sup>



✓



Consumption  
E

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €595,000 (£506,226) |
| Transfer tax 10% .....          | €59,500 (£50,623)   |
| Notary fees (approx) .....      | €750 (£638)         |
| Land registry fees (approx) ... | €750 (£638)         |
| Legal fees (approx) .....       | €1,500 (£1,276)     |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,552)     |
| Remainder of deposit to 10% .....       | €56,500 (£48,070)   |
| Final Payment of 90% on completion .... | €535,500 (£455,603) |

\* 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

This Imposing 216m<sup>2</sup>, Three Bedroom, Detached Villa in Lomas de La Juliana is located in a very sought after residential area, with a tennis club at the entrance and La Finca 5\* hotel, spa and golf course right on the doorstep, where you can also find a variety of eating places and shops. Main chain supermarkets can be found in Almoradi and Benijofar which are just 5 minutes by car. The beaches along the coast by car are approximately 20 minutes away. This outstanding home occupies a 1220m<sup>2</sup> private landscaped plot with the most extensive views you will find in the area. The main living area of the villa is accessed via external staircase to an L shaped covered terrace area, this then provides access into the lovely light living area, having a set of sliding doors and three sets of windows, feature open fireplace; incredible fitted kitchen/breakfast room; double bedroom and a family shower room. The ground floor of the property is accessed externally and comprises of lounge, archway into the fitted kitchen, bathroom and two double bedrooms. The garden is pebbled and tiled with a long driveway leading to a garage and a carport; the pool area has tiled surround and there are plenty of mature trees, bushes, palm trees surrounding. Extras include underfloor heating throughout the main floor, air conditioning, fitted wardrobes in all bedrooms, irrigation system.

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