

# Ciudad Quesada

## Villa

€399,000

Ref: V20490



3



2



664 m<sup>2</sup>



120 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€399,000 (£333,935)
Transfer tax 10% .....	€39,900 (£33,394)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,255)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,511)
Remainder of deposit to 10% .....	€36,900 (£30,883)
Final Payment of 90% on completion ....	€359,100 (£300,542)

\* 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 Beautiful, West Facing, Three Bedroom Detached Villa in La Marquesa is located towards the back of Ciudad Quesada, next to Rojales, situated within a few minutes' drive to the local amenities and facilities, and only a 10 to 15 minute drive to the stunning beaches of Guardamar del Segura. The property boasts three spacious bedrooms, two bathrooms (one of which is en suite), and an updated open-plan fully fitted kitchen with a breakfast bar. The large family living room features an open fireplace, providing a cozy atmosphere, while electric radiators and air conditioning in two of the bedrooms ensure comfort all year round. A spacious terrace leads off the living area, perfect for dining al fresco and enjoying the breathtaking panoramic views of the golf course, mountains, and open valley. Additional features include ceiling fans, grills for added security, and fitted wardrobes in two of the bedrooms. The villa is set on a fully landscaped 664m<sup>2</sup> plot, featuring various levels and areas with gravel, artificial grass, and recently tiled sections. The private 8 x 4 swimming pool is ideal for relaxing or entertaining, and there is off-road parking as well as a storeroom under the house by the pool. This home offers plenty of outdoor space for entertaining and taking in those amazing views of the Costa Blanca South. The build size is 120m<sup>2</sup>, providing ample living space both inside and out!

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