

# La Marina Villa

€649,000

Ref: V20510



6



6



1,393 m<sup>2</sup>



353 m<sup>2</sup>



✓



Consumption  
G

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  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## **Property Purchase Expenses**

Property price .....	€649,000 (£560,866)
Transfer tax 10% .....	€64,900 (£56,087)
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 (£2,593)
Remainder of deposit to 10% .....	€61,900 (£53,494)
Final Payment of 90% on completion ....	€584,100 (£504,779)

\* 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 Spectacular, West Facing, Four Bedroom Detached Villa + Separate Two Bedroom Annex in San Fulgencio is located on the urb of La Escuera, La Marina, within a 15-minute walk of amenities and facilities. The main villa offers a luxurious layout with four bedrooms and four shower rooms, each bedroom benefiting from an en suite bathroom. One bedroom includes a spacious walk-in wardrobe, while the other three have fitted wardrobes. The property boasts a family-sized living room with a charming bodega-style display, as well as a separate kitchen with a feature island and an adjoining utility room. Air conditioning and window grills are fitted throughout, and the lounge opens onto a covered terrace with sliding glass curtains that overlook the private 8x4 swimming pool. The master bedroom also enjoys a solarium with lovely views of the urbanization. The annex is thoughtfully designed with two bedrooms, two shower rooms, an open-plan fully fitted kitchen, and a cozy lounge/dining room that leads to a covered terrace, ideal for outdoor dining. Outside, the property features a spacious private garden, complete with an outdoor bar, BBQ area, and a storage cupboard. Off-road parking is also available, ensuring convenience and accessibility. This villa combines elegance, comfort, and outdoor living, making it a wonderful option for a family home or vacation retreat.

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