

Cox  
Villa

€235,000

Ref: V20917



3



3



200 m²



126 m²



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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  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€235,000 (£200,526)
Transfer tax 10% .....	€23,500 (£20,053)
Notary fees (approx) .....	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx) .....	€1,500 (£1,280)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,560)
Remainder of deposit to 10% .....	€20,500 (£17,493)
Final Payment of 90% on completion ....	€211,500 (£180,473)

\* 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 West Facing, Three Bedroom, Link Detached Villa in Cox, is located on the outskirts of the town, surrounded by stunning mountains with direct views. Just a 5-minute drive to amenities in Redován or Cox, and approximately 30 minutes to the coast, beaches, and golf courses, this property offers a tranquil yet convenient location in the heart of the Costa Blanca South. Boasting a modern design and spanning 126m<sup>2</sup> on a 200m<sup>2</sup> plot, the villa offers an incredible living space with abundance of natural light from 2 sets of glazed double opening doors which have electric shutters and open out to the pool area, creating a seamless indoor-outdoor flow. The separate modern fitted kitchen is both stylish and functional, with a utility room for convenience. Double bedroom with a terrace and en suite bathroom, an under stairs room, currently used as storage, which is plumbed for a cloakroom if desired. The first floor houses two additional double bedrooms, each with terrace access. The master bedroom features an en suite, and there is also a family bathroom. External access leads to a tiled under build, ideal for extra storage or potential conversion. The low-maintenance tiled garden includes off-road parking, a carport, and a private 6 x 2.5 pool which is totally enclosed with mosquito nets. Additional features include built-in wardrobes, air conditioning, and a perfect blend of indoor and outdoor living spaces.

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