

# Urbanizacion los Balcones

## Villa

€369,950

Ref: V21515



3



2



200 m²



83 m²



✓



Consumption  
D

Emissions  
Applied for

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



spanish  
property  
CHOICE

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 .....	€369,950 (£320,118)
Transfer tax 10% .....	€36,995 (£32,012)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€33,995 (£29,416)
Final Payment of 90% on completion ....	€332,955 (£288,106)

\* 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 Stunning South-East Facing, Three Bedroom Detached Villa in Villamartin is located in the desirable area of Orihuela Costa, Costa Blanca South. Within a 10-minute walk to the closest shops and just a short drive to the popular La Zenia Boulevard commercial center, this villa offers both convenience and comfort. The stunning beaches of the area are only a 10-minute drive away, providing the ideal setting for a relaxed Mediterranean lifestyle. The villa features three spacious bedrooms, each with air conditioning and fitted wardrobes, ensuring comfort throughout the year. The main bedroom also includes a ceiling fan for added comfort. The open-plan fully fitted kitchen is modern and practical, and it seamlessly connects to the living room, which is equipped with air conditioning. Additionally, a separate utility room adds to the functionality of the space. The outdoor area is just as impressive, with a low-maintenance tiled garden surrounding a private swimming pool. The outdoor sitting area overlooks the pool, offering the perfect space for enjoying the warm Mediterranean weather. With a 200m<sup>2</sup> plot, this villa offers ample space for relaxing and entertaining. Located in a prime position, this villa provides an exceptional opportunity for year-round living or a perfect holiday retreat in Orihuela Costa.

&nbsp;

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