

# Rojales Villa

€225,000

Ref: V21749



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133 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€225,000 (£188,246)
Transfer tax 10% .....	€22,500 (£18,825)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,255)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,510)
Remainder of deposit to 10% .....	€19,500 (£16,315)
Final Payment of 90% on completion ...	€202,500 (£169,422)

\* 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 South Facing, Three Bedroom, Semi Detached Villa in Benimar I, Benijofar is located in a highly sought-after area of Costa Blanca South, just a five-minute walk from a variety of bars, restaurants, shops, a medical centre, a school, a sports ground, and a lovely park with a lake. The stunning beaches of the region are only a 10-minute drive away, while La Marquesa Golf Course is approximately 10 minutes by car, making this an ideal location for both relaxation and recreation. With a spacious 133m<sup>2</sup> build set over two levels, this property offers comfortable and versatile living. The main level features a bright lounge/dining room with double sliding glazed doors out to a partly covered terrace, an air conditioning unit, and a ceiling fan. The open-plan fitted kitchen offers great storage, while a double bedroom with a ceiling fan and a shower room complete this floor. External access leads to the under-build, which boasts a generous open-plan living area with a fitted kitchen, two double bedrooms, a Jack and Jill shower room, and an additional cloakroom, offering excellent guest accommodation or independent living space. An external staircase leads up to a private solarium with a storage room, providing the perfect space for sunbathing and relaxation. The low-maintenance garden is beautifully designed with pebbled and tiled areas, planted sections, and a conifer border for added privacy. Off-road parking is available within the plot, and a well-maintained communal pool is conveniently located to the rear of the property. This fantastic villa is a great opportunity for those seeking a spacious, well-located home in the heart of the Costa Blanca South!Disclaimer: Note that the under build is classed as storage space on the Title Deed, however this space has been adapted for the use of a lounge, two bedrooms and a bathroom. In case you wish to register the new use at the Land Registry and the Cadastre an architect needs to check if the space meets the appropriate dwelling conditions (height, ventilation, etc.), and then issue the appropriate certificate. Another certificate from the Community of Property Owners will be required too.

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