

# Benalmadena Villa

€995,000

Ref: X21657



3



2



510 m<sup>2</sup>



213 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€995,000 (£860,675)
Transfer tax 7% .....	€69,650 (£60,247)
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 (£2,595)
Remainder of deposit to 10% .....	€96,500 (£83,473)
Final Payment of 90% on completion ...	€895,500 (£774,608)

\* 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

New-build villa under construction in Santángelo. Your dream home on the Costa del Sol is here. The home has 213 m<sup>2</sup> of built area, spread over 3 floors. It consists of 3 spacious bedrooms, 2 modern bathrooms, 2 toilets, and a large living-dining room with an open-plan kitchen, creating a perfect setting for family enjoyment.

In addition, you can relax and enjoy the Mediterranean climate on the covered porch, with access to the pool, and on the first-floor terrace, which offers panoramic sea views. The property includes surface parking and a practical laundry room in the basement, where there is an open-plan area, ideal for organizing everything you need.

The contemporary-style villa meets the most demanding energy efficiency standards due to its construction system, its air conditioning, and its solar panels. Everything is designed to provide excellent comfort.

This is an investment you can't miss due to its excellent location, quality, and unbeatable price. Located in an magnificent area, you'll have quick access to all essential services. Just 15 minutes from the airport, 20 minutes from Malaga, and 25 minutes from Marbella. Surrounded by schools, supermarkets, shopping centers, restaurants, golf courses, and a marina just 10 minutes away. Everything you need for your daily life and more, with leisure and entertainment options just minutes from your home.

Santángelo Norte is a rapidly growing residential area with new luxury construction all around, and you can't miss this opportunity.

We have the specifications sheet available. Some finishes can be customized during construction.

You're one step away from having this property within your reach.

Customized payment plan available until completion.

The abbreviated information document is available. Fees: Taxes (ITP or VAT + AJD) + Notary and registry fees. COP

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