

# Velez-Malaga

## Villa

€650,000

Ref: X22115



3



2



550 m²



150 m²



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€650,000 (£547,560)
Transfer tax 7% .....	€45,500 (£38,329)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,527)
Remainder of deposit to 10% .....	€62,000 (£52,229)
Final Payment of 90% on completion ....	€585,000 (£492,804)

\* 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**

Top modern architecture, breathtaking perspectives and the unique flair of the popular port town of Caleta de Vélez, known far beyond the borders of the Costa del Sol; in this beautiful 150m2 chalet, all those features come together that make life in the sunny south of Spain so incomparable. The recently renovated property has three bedrooms, two bathrooms and an open-plan, fully equipped kitchen that flows into a loft-style lounge and dining area. The rooms are equipped with modern air conditioning units and the windows are double glazed. In the lounge, a fireplace provides crackling warmth on cooler days. The kidney-shaped pool is the highlight of the large southwest-facing terrace. A small open garden house provides the necessary shade even on hot summer days. The chalet also includes a large garage, which could be converted into a separate guest apartment, for example. We are pleased to be able to present this exclusive property to you personally on site or via virtual tour - here with us... on the sunny side of life.

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