

Velez-Malaga Villa

€3,500,000

Ref: X22167



9



6



10.40 hectares



2,206 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€3,500,000 (£3,028,550)
Transfer tax 7%	€245,000 (£211,999)
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%	€347,000 (£300,259)
Final Payment of 90% on completion	€3,150,000 (£2,725,695)

* 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

Imagine waking up every morning to the scent of fresh sea air and the gentle rustling of fruit trees. This finca offers you just that a place where you can experience the tranquility of nature while also engaging in meaningful activities. Set on a vast property, there are three charming homes in traditional Andalusian style, each with its own pool and stunning views of the Mediterranean. What makes this finca truly special is the extensive farmland, where 16 different tropical and subtropical crops are cultivated according to Demeter biodynamic standards. From avocados to exotic fruits like passionfruit, finger lime, and Buddhas hand, this certified farm connects you directly with nature and provides a sustainable source of income. The revenue from the farming operation and rental of the three houses ranges between €400,000 and €500,000 annually, offering you a peaceful life with financial security. The main house, "Casa Avocado," spans two floors with three bedrooms, two bathrooms, an open kitchen, and a living and dining area. On the terrace and by the pool, you can savor the sunsets over the sea a daily highlight. Below it lies "Casa Mango," also with three bedrooms, two bathrooms, a spacious living area, and kitchen. Here too, a terrace and private pool invite relaxation, with breathtaking sea views to help you leave everyday worries behind. The third house, "Casa Lichi," is a single-story retreat with three bedrooms, two bathrooms, and an open living and dining area with a kitchen. Its the perfect place to welcome guests or find your own personal sanctuary. It also offers a pool. This finca offers you the opportunity to slow down, reconnect with nature, and immerse yourself in a fulfilling project. The Demeter-certified farming can continue with ease, and rental licenses for all three houses are already in place, allowing you to start right away. A life full of possibilities, without the pressures of the daily grind that awaits you here. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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