

Mijas Villa

€475,000

Ref: X22272



4



2



230 m²



116 m²



Consumption
D

Emissions
D

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



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Property Purchase Expenses

Property price	€475,000 (£406,933)
Transfer tax 7%	€33,250 (£28,485)
Notary fees (approx)	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx)	€1,500 (£1,285)

Standard form of payment

Reservation deposit	€3,000 (£2,570)
Remainder of deposit to 10%	€44,500 (£38,123)
Final Payment of 90% on completion	€427,500 (£366,239)

* 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

We present this bright and functional semi-detached house with 4 bedrooms, located in the peaceful residential area of El Coto, in Las Lagunas de Mijas. This is a highly sought-after area thanks to its family-friendly atmosphere, excellent connectivity, and prime location, offering schools, supermarkets, medical centers, parks, and all essential services just a few minutes' walk away. It also provides easy access to Fuengirola, the A-7 motorway, and the beaches of the Costa del Sol.

Smart layout and double outdoor space. Additionally, a fourth bedroom with its own en-suite bathroom was added on the ground floor, although it is not officially registered.

The house is distributed over two floors:

On the ground floor you will find:

- A spacious and bright living room

- An independent kitchen

- One bedroom with an en-suite bathroom

- A guest toilet

- Access to two patios:

- The front patio faces Tórtolas del Coto Street.

- The rear patio includes a storage area and a covered garage with access from Palomas del Coto Street — ideal for families who appreciate outdoor space and functionality.

Upstairs:

- 3 bedrooms

- 2 full bathrooms.

The house is partially furnished and ready to move in, while still offering room for customization to suit the buyer's taste.

An ideal opportunity for those looking to live in a quiet, safe, and well-connected area, with everything within reach and plenty of space for the whole family.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses.

VOA

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