

Nerja Villa

€650,000

Ref: X22380



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515 m²



122 m²



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Property Purchase Expenses

Property price	€650,000 (£562,445)
Transfer tax 7%	€45,500 (£39,371)
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%	€62,000 (£53,649)
Final Payment of 90% on completion	€585,000 (£506,201)

* 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

Charming Detached Villa with Private Pool & Panoramic Views in Nerja

Nestled between the sought-after areas of Capistrano Pueblo and San Juan de Capistrano, this beautifully traditional detached villa offers a rare opportunity to own a private oasis in one of Nerja's most tranquil settings.

Enjoy complete privacy in this south-facing home, which boasts breathtaking panoramic views across the town and surrounding countryside. Set on a peaceful cul-de-sac, the property benefits from a private gated entrance, a driveway with parking, and no community fees – a true gem in this area.

Inside, the home has classic Spanish charm, featuring a spacious lounge with a cosy fireplace, perfect for cooler evenings, and air conditioning for year-round comfort. The layout includes two generously sized bedrooms with fitted wardrobes and two bathrooms, including a master en-suite.

Step outside to a private garden, BBQ area and a refreshing swimming pool – ideal for al fresco dining, relaxing in the sun, or entertaining with a view. Whether you're looking for a permanent residence, holiday retreat, or investment, this property offers the perfect blend of privacy, character, and location.

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