

# Malaga Villa

€2,100,000

Ref: X22468



5



3



1,651 m<sup>2</sup>



487 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://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 .....            | €2,100,000 (£1,812,090) |
| Transfer tax 7% .....           | €147,000 (£126,846)     |
| Notary fees (approx) .....      | €750 (£647)             |
| Land registry fees (approx) ... | €750 (£647)             |
| Legal fees (approx) .....       | €1,500 (£1,294)         |

## Standard form of payment

|   |                         |
|---|-------------------------|
| Reservation deposit .....               | €3,000 (£2,589)         |
| Remainder of deposit to 10% .....       | €207,000 (£178,620)     |
| Final Payment of 90% on completion .... | €1,890,000 (£1,630,881) |

\* 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

Discover the charm of this unique, single-story villa nestled in the highly sought-after neighborhood of Pinares de San Antón. Set on a large, private plot, this property offers a tranquil escape with stunning sea views and a lush, mature garden surrounding a sparkling pool.

As you enter from the street, a driveway leads down to the villa, ensuring a sense of privacy and seclusion. This home boasts an excellent layout with five spacious bedrooms, two of which are en-suite, three full bathrooms, and an additional guest toilet. The large, open-plan living and dining area is perfect for entertaining, with ample natural light and beautiful sea and garden views.

The expansive kitchen is ideal for family gatherings, and an outdoor BBQ area offers a fantastic space for al fresco dining. The property also features a garage and a separate building, which can be customized as an office, nanny apartment, or guest suite.

This villa's thoughtful distribution, exclusive setting, and panoramic sea views make it a rare find. Experience the perfect blend of privacy, luxury, and convenience in Pinares de San Antón.

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