

# Nerja Villa

€748,000

Ref: X22906



4



3



289 m<sup>2</sup>



188 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## **Property Purchase Expenses**

Property price .....	€748,000 (£646,048)
Transfer tax 7% .....	€52,360 (£45,223)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,591)
Remainder of deposit to 10% .....	€71,800 (£62,014)
Final Payment of 90% on completion ....	€673,200 (£581,443)

\* 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**

Located between Frigiliana and Nerja, this charming Andalusian-style property combines a comfortable main house with extraordinary exteriors, set on a spectacular plot of over 6,000 m2. Surrounded by mature pine trees and with complete privacy, this finca conveys the feeling of having your own private forest: quiet, green and full of character. The main house, distributed over one floor, offers three spacious bedrooms and three well-equipped bathrooms. The master bedroom is especially generous, providing a perfect space to relax. Terracotta floors and built-in shelving bring warmth and authenticity throughout the home. The living-dining room is bright and open, with high ceilings, large windows and a cosy fireplace, which connects seamlessly with the kitchen, equipped with rustic wooden cupboards, modern appliances, a pantry and charming details such as a row of copper pans. A covered terrace extends the life to the outside, perfect for dining in the shade or lounging all year round. There is also an integrated barbecue area and a separate building next to the main house, currently used as a storage room. But what really makes this property special is its impressive plot. Pine trees provide natural shade and a relaxing atmosphere, while small stone steps lead through the terraced grounds, generating the feeling of a retreat in the middle of nature. In addition, it has a full-size tennis court, a garage and a beautiful pool area with sea views among the trees. Next to the pool, the guest house offers an open-plan living space and bedroom, with a small kitchen and bathroom. Located just below the main house, it guarantees complete privacy and is ideal for visits or even for renting. A unique property for those who value space, tranquillity and nature, without giving up the proximity of the beaches of Nerja and the charm of the white village of Frigiliana. An uncommon combination of interior comfort and outdoor magic in one of the most desirable areas of the Axarquía. We are delighted to be able to present this property to you soon, either personally or via virtual viewing. Because this world is unique - 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