

Cala Panizo Villa

€1,100,000

Ref: B1925



5



3



1,177 m²



386 m²



✓



✓



1 min.



Consumption
Applied for

Emissions
Applied for

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Ref: B1925 — <https://www.spanishpropertychoice.com/B1925>

Property Purchase Expenses

Property price	€1,100,000 (£945,318)
Transfer tax 7%	€77,000 (£66,172)
Notary fees (approx)	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx)	€1,500 (£1,289)

Fees and Taxes

IBI property tax	€1852.07 per annum
Refuse fees	€148.28 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,578)
Remainder of deposit to 10%	€107,000 (£91,954)
Final Payment of 90% on completion ...	€990,000 (£850,786)

* 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

This spectacular detached villa is situated in the small coastal village of Cala Panizo on a corner elevated private plot of land with both vehicle and pedestrian entrances.

The property offers a spacious private villa, independent apartment which can be used as part of the main home and a separate office space which could be rented out or used privately.

The grounds are immaculately kept with an automatic watering system and boast grass gardens, established palm trees and plants as well as a large selection of terraces. The boundary walls, driveway and entire exterior of the property is finished with a high-quality yellow marble which is locally sourced and will never require any painting.

The villa has off road parking with a double car port as well as a large under build garage which houses the water heaters and oil tanks, several storage rooms, workshop and direct access internally to the property.

The apartment which has external and internal access is currently used for a rental income. It consists of a living and dining room open plan to the fully fitted kitchen with electrical appliances and patio doors leading on to a private south facing terrace. There are 2 double bedrooms with fitted wardrobes and a shared bathroom.

The main home is spread over 3 floors and provides ample space for family living.

On the ground floor there is a bright and airy entrance hallway, from here there is a passageway to the master bedroom with en suite bathroom, direct access to the office with toilet and an archway leading in to the main sitting room and kitchen. The main living space of the floor is focused around the views and large glass windows boast the incredible view out onto the gardens.

Patio doors lead both from the lounge and the entrance hallway onto the raised covered terrace. Steps lead down to the private swimming pool and jacuzzi where you can enjoy the privacy and surrounding views.

On the first floor you will find a library and seating area, 2 double bedrooms with a shared terrace, family bathroom and a storage and linen area.

On the second floor there is an open landing space and access to the roof solarium where you can enjoy 360 degree views of the surrounding mountains and out to the Mediterranean Sea.

The property comes with many additional features such as:

.nets on all windows

.Tilt and open feature on all windows and doors

.ceiling fans

.air conditioning.

.fuel central heating

.full alarm system

.all rooms having satellite TV and internet

.2200L drinking water tank

.50000L water tank for gardens

This is an incredible property offering so much space and business opportunity.

Contact us today to arrange a viewing.