

# Rojales Villa

€550,000

Ref: V20391



4



2



1,023 m<sup>2</sup>



227 m<sup>2</sup>



✓



Consumption  
E

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



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€550,000 (£457,177)
Transfer tax 10% .....	€55,000 (£45,718)
Notary fees (approx) .....	€750 (£623)
Land registry fees (approx) ...	€750 (£623)
Legal fees (approx) .....	€1,500 (£1,247)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,494)
Remainder of deposit to 10% .....	€52,000 (£43,224)
Final Payment of 90% on completion ...	€495,000 (£411,459)

\* 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

A South West Facing, Four Bedroom, Detached Villa, in Rojas Hills, situated right on the edge of Benijofar, just a couple of minutes' drive to the Benimar commercial centre. La Marquesa golf course is on the doorstep, and the beaches are less than a fifteen-minute drive away. This 227m<sup>2</sup> villa is perfect for a family home. The main level is accessed via a covered curved terrace that extends to the rear with stair access and glass curtains. The bright open-plan living area features a lounge with a fireplace and double sliding glazed doors that open to the terrace. The dining area adjoins a lovely fitted kitchen, also with double sliding glazed doors leading out to the terrace. This level includes a double bedroom with fitted wardrobes and access to the terrace, an en suite bathroom with two sinks, and a cloakroom. The ground floor has both external and internal access, providing a living area, fitted kitchen, utility room, and three double bedrooms, two of which have fitted wardrobes, along with a shower room. The outdoor area is beautifully tiled, featuring a 10 x 5 heated private pool with a cover, an irrigation system for the planted surroundings, off-road parking, and a garage. Additional extras include recently installed solar panels, a solar boiler, underfloor heating, and air conditioning. This property offers everything needed for comfortable and luxurious living in the Costa Blanca South.

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