

Estepona Villa

€1,495,000

Ref: X21494



4



4



419 m²



363 m²



✓



Consumption
G

Emissions
Applied for

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CHOICE

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Property Purchase Expenses

Property price	€1,495,000 (£1,244,064)
Transfer tax 7%	€104,650 (£87,084)
Notary fees (approx)	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx)	€1,500 (£1,248)

Standard form of payment

Reservation deposit	€3,000 (£2,496)
Remainder of deposit to 10%	€146,500 (£121,910)
Final Payment of 90% on completion	€1,345,500 (£1,119,658)

* 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

Beautiful and charming newly built villa located in the area of El Campanario, in Estepona, one of the most expanding areas in Estepona, bordering Marbella.

With 4 bedrooms and 3 bathrooms, this luxury property is perfect for those looking for a relaxed lifestyle on the Costa del Sol. The villa has a constructed area of 363m² on a plot of 419m², with a private pool and garden. It also has a private garage and storage room.

The villa is developed on three floors. On the first floor, living - dining room with open kitchen, fully equipped and with separate laundry - pantry. A guest toilet and an office complete this floor.

On the second floor, three bedrooms, the master bedroom with en suite bathroom and dressing area. Exit to a private terrace. The other two bedrooms share a bathroom.

In the basement, a bedroom with separate bathroom and a multipurpose area that can be a gym, cinema room, games room, etc..

The garden has a private pool, barbecue area and solar baths, plus a carport for two cars.

This villa belongs to a group of 8 similar villas and is located at El Campanario Golf & Country Club, with a small golf course, private club, restaurant, swimming pool, spa area and other services. Also close to the Diana shopping center, with all kinds of stores, restaurants etc. With easy access to the main road, just a few minutes from Puerto Banus, Marbella and Estepona.

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