

# Malaga Villa

€425,000

Ref: X21525



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111 m<sup>2</sup>



120 m<sup>2</sup>



Consumption  
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Emissions  
E

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## Property Purchase Expenses

Property price .....	€425,000 (£357,374)
Transfer tax 7% .....	€29,750 (£25,016)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,261)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,523)
Remainder of deposit to 10% .....	€39,500 (£33,215)
Final Payment of 90% on completion ....	€382,500 (£321,637)

\* 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

Extraordinary home located in one of the best areas of the city of Malaga, specifically in Hacienda Paredes, an area highly desired by many tourists for its Pedregalejo promenade and mainly for being right on the meridian of the province, where you can find countless activities, both leisure and cultural. Having the center just 5 minutes away, however you can also enjoy absolute peace and tranquility because you are very close to nature.

Its facilities are comfortable as well as its distribution, separating the rest areas with those for family gatherings. Composed of:

Before entering we have a large porch where the little ones can play or have a good read.

Upon entering we will find a spacious living room where you will spend the most pleasant moments in the company of your loved ones, with a fireplace and air conditioning dispenser. We continue along the long hallway and to the left there is a kitchen with a large terrace with barbecue and laundry room. Moving towards the bedrooms we have the main one on the right with pleasant views of the sea, and finally there is a living room with a double bedroom on the right and a full bathroom on the left, but the best thing about the house is its terraces with splendid views to the east of the city. Close to all nearby shops and institutions,

such as:

Private charter schools:

Calderón Closed.

Leo xiii.

Saint Stanislaus.

The Slaves.

French Lyceum.

The assumption.

The Presentation.

Concerted schools.

The Biznaga.

Inclan Valley.

Clavero Park.  
Restaurants:

DC.

To port.

Burger King.

Take way.  
Beach bars:

The Goat.

The Cali.

The breakwater