



Villa

3 bedrooms

3 bathrooms

 164 m²

 1,430 m²

 Private

REF: VHVL 2158

Cabrera

€285,000

3 bedrooms and 2.1/2 bathrooms Villa with private swimming pool and garage and with lots of terracing with stunning panoramic sea view as well as view of the Sierra Cabrera mountains. The property is in excellent order throughout and benefits from oil fired central heating.

Internally the property has a good feeling of space. The villa is split into two areas. The main area comprises of large covered terrace, living room with fireplace, cloakroom, master bedroom with an en suite bathroom, dining room, a kitchen and utility area. The guest annex is located at the rear of the property and access is via a flight of stairs. Here there are 2 double bedrooms and a bathroom. Underneath the guest annex there is an storage area. The court yard which is located between the main building and the guest annex has a built in BBQ, etc. The private swimming pool is set in the front of the property and is surrounded by terraces and boast distant sea views as well as magnificent view of the Sierra Cabrera. At the end of the private drive there is also a lockup garage.

The villa has a total built area of 164 mts² and is built on a freehold plot measuring 1,430 mts². This is a very good opportunity for those looking to buy a villa in this prestigious Moorish village at a very reasonable price and around the corner from the center of Cabrera.

Approximate purchasing costs

Net price - €285,000
 Purchase tax - €22,800
 Land registry - approx. - €713
 Notary fees - approx. - €855
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €25,500
 Final Payment on completion - €256,500

Approximate running costs

Yearly council rates (IBI) - €500.00
 Quarterly rubbish collection - €11.03
 Monthly community fees - €50.00

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

REF: VHVL 2158

