




### Villa

5 bedrooms

5 bathrooms

 664 m<sup>2</sup>

 1,177 m<sup>2</sup>

 Private

EPC Consumption: D

EPC Emissions: D

**REF: VHVL 2543**

## Cala Panizo

**€1,100,000**

Spectacular villa, located in Cala Panizo, a small and secluded beach resort between Villaricos and San Juan de Los Terreros. This luxurious Villa is set on an elevated position overlooking the sea and a short walking distance to the deserted, almost private beach. The Villa was built in 2003 and benefits from a matured garden, lawn, car drive and car port, swimming pool and jacuzzi all set inside the walled freehold plot of 1,177mts<sup>2</sup>. The property is so well kept and maintained that it could pass as a brand-new property. The Villa's almost 700 mts<sup>2</sup> built area are distributed on 3 levels as follows:

Open plan basement as large as the ground floor. Ground floor distributed between reception, living / dining room, 2 cloakrooms, kitchen, bedroom with walk in wardrobe and en suite bathroom, office and terraces. First floor distributed between landing, 2 bedrooms, 1 bathroom, a separate apartment with independent access distributed between a combined living/dining room/kitchen, 2 bedrooms and tower to access the roof terrace with 360° views. Outside in the garden there are a matured garden, lawn, large private pool and jacuzzi, car drive and car port and so on. After a day out on the beach, an afternoon on the golf course, or a night out, coming home to this villa will help you recharge your spirit. This exceptionally large Villa is fully air conditioned and has lots of extras including an oil-fired central heating for the rare cold winter nights. You will feel that you are truly the master of your own 'hacienda' on this beach paradise where inside you can take a refreshing dip in the crystalline waters of the pool or relax in the Jacuzzi or in the lawned garden or within a few minutes' walk you can enjoy swimming on the deserted, almost private beach.

Also, apart from the accommodation of the main house there is a self-contained independent apartment which could be used by extended families or guests.

Virtual viewing is also available

#### Approximate purchasing costs

Net price - €1,100,000

Purchase tax - €77,000

Land registry - approx. - €2,750

Notary fees - approx. - €3,300

Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €107,000

Final Payment on completion - €990,000

#### Approximate running costs

Yearly council rates (IBI) - €1,852.07

Quarterly rubbish collection - €39.48

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.



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