





Villa

3 bedrooms

4 bathrooms

 175 m<sup>2</sup>

 786 m<sup>2</sup>

 Private

**REF: VHV L 2912**

## Cuevas del Almanzora

**From €935,000**

Nestled in prestigious Sweetwater Island Drive, the California villa epitomises contemporary luxury, blending sophisticated design with stunning natural surroundings.

This 3/4-bedroom detached villa integrates sophisticated architecture affording space, privacy, and an exquisite retreat for refined living. The ground floor, designed for effortless indoor-outdoor living, features a spacious en suite double bedroom and private terrace, affording an elegant sanctuary. The open-plan living and dining areas flow seamlessly onto sun-drenched terraces—perfect for alfresco dining. The stylish kitchen, crafted with premium materials, enhances both function and elegance.

Ascending to the first floor, you are welcomed into a private haven. The master suite, complete with a luxurious en suite bathroom, enjoys direct access to an expansive private terrace, offering a secluded retreat with panoramic views. Additional generously sized bedrooms provide versatile accommodation, ideal for family or guests.

Set on generous plots ranging from 785m<sup>2</sup> to 1,269m<sup>2</sup>, the villa offers an unparalleled vantage point overlooking a tranquil lake, with the dramatic backdrop of the Sierra Cabrera mountains.

With its contemporary design, premium finishes, and exceptional location, the California redefines luxury resort living, offering an unparalleled blend of sophistication, comfort, and natural beauty.

Villa California: Elevated Living in Timeless Elegance. Key features and current availability:

#22 SWID III – California: 4 bedrooms on a plot of 1.016mts<sup>2</sup> and a built area of 192.05mts<sup>2</sup> plus terraces of 51mts<sup>2</sup>. Private pool. Price: 1.050.000€.

#24 SWID III – California: 3 bedrooms on a plot of 795mts<sup>2</sup> and a built area of 174.50mts<sup>2</sup> plus terraces of 51mts<sup>2</sup>. Private pool. Price: 935.000€.

#26 SWID III – California: 3 bedrooms on a plot of 796mts<sup>2</sup> and a built area of 174.50mts<sup>2</sup> plus terraces of 51mts<sup>2</sup>. Private pool. Price: 935.000€.

All have private parking. The price includes a private swimming pool with terrace, mechanical

ventilation system to lower and ground floor, individually hot/cold controlled air conditioning to the living room and bedrooms, photovoltaic panels connected to the hot water cylinder, double glazing, high quality fitted kitchen with integrated white goods; oven, hob, dishwasher, washing machine, tumble drier, cooker hood and external lights.

The PRICE listed above includes FREE OF CHARGE an Adult Non-Resident Resort Membership of the Desert Springs Golf Club, with the privileged possibility of up to one additional adult "Partner" and two children's Non-Resident Resort memberships also FREE OFCHARGE. This has a current total value of more than 31,800Euros, as described in the Desert Springs Resort Brochure. You have to apply and pay only the annual subscriptions within one month of signing your property deeds. The prices advertised does not include taxes and purchase costs.

**Approximate purchasing costs**

Net price - €935,000  
IVA - 10% - €93,500  
Stamp duty - 1.2% - €11,220  
Land registry - approx. - €2,338  
Notary fees - approx. - €2,805  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €90,500  
Final Payment on completion - €841,500

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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