



Villa  
4 bedrooms  
5 bathrooms  
🏠 171 m<sup>2</sup>  
🏠 881 m<sup>2</sup>  
🔑 Private

REF: VHVL 2913

## Cuevas del Almanzora

From €950,000

Sweetwater Island Drive holds a truly enviable position within Desert Springs Resort, offering an exclusive collection of luxurious four-bedroom Montana Villas meticulously designed to blend modern elegance with practical comfort, providing an exceptional living experience.

The ground features a spacious open plan living area, elegantly integrating the dining space and contemporary kitchen. Large sliding doors seamlessly connect this space to an expansive terrace and the beautifully landscaped garden, which features a private swimming pool and inviting outdoor dining area. It also hosts two elegant en-suite bedrooms, each thoughtfully designed to offer privacy, comfort, and seamless access to inviting outdoor spaces. Additionally, a spacious guest bedroom accompanied by a separate bathroom ensures ample accommodation for family members and visiting guests alike.

The first floor is dedicated to the master suite, providing a private sanctuary with its own luxurious en-suite bathroom and direct access to an expansive rooftop lounge and terrace. On the other hand, the rooftop area offers additional recreational space, ideal for enjoying the panoramic scenery.

The lower ground floor expands the living space, offering a Games Room, Cinema Room, Wine Cellar, Office, Utility Room, and a fifth Bathroom, catering to entertainment, relaxation, and practical living needs.

This property promises refined living with a focus on quality finishes, modern amenities, and sophisticated design throughout. Set on generous plots ranging from 785m<sup>2</sup> to 1,038m<sup>2</sup>, the Montana offers an unparalleled vantage point overlooking a tranquil lake, with breath-taking views of the golf course and the dramatic backdrop of the Sierra Cabrera mountains.

Villa Montana: Harmonious Luxury, Exceptional Lifestyle. Key characteristics and availability:

#19 SWID II – Montana: 4 bedrooms on a plot of 881mts<sup>2</sup> and a built area of 171mts<sup>2</sup> plus terraces of 122mts<sup>2</sup>. Private pool. Price: 950.000€.

#23 SWID III – Montana: 4 bedrooms on a plot of 1.030mts<sup>2</sup> and a built area of 171mts<sup>2</sup> plus terraces of 122mts<sup>2</sup>. Private pool. Price: 1.075.000€.

#25 SWID III – Montana: 4 bedrooms on a plot of 806mts<sup>2</sup> and a built area of 171mts<sup>2</sup> plus terraces of 122mts<sup>2</sup>. Private pool. Price: 950.000€.

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 - €950,000  
IVA - 10% - €95,000  
Stamp duty - 1.2% - €11,400  
Land registry - approx. - €2,375  
Notary fees - approx. - €2,850  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €92,000  
Final Payment on completion - €855,000

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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