



Villa
3 bedrooms
4 bathrooms
136 m²
725 m²
Private

REF: VHVL 2914

Cuevas del Almanzora

€875,000

Sweetwater Island Drive occupies an envious position on the resort of Desert Springs providing a selection of three-bedroom fairway frontage Nevada Villas. They provide stunning views across the championship Indiana course and mountain ranges beyond.

With a gated front courtyard, deep shady verandas, an extensive roof solarium, private parking and perimeter fencing, the exterior faithfully reflects the heritage of tradition, whilst contemporary design and natural light, showcasing an overall feel of space are the outstanding characteristics of a sophisticated interior that offers a stylish home with modern appeal.

Features include a spacious internal reception area that opens out, with a 'level through' floor, onto the covered verandas, private landscaped garden and swimming pool to offer over 93m² of combined interior/exterior living and dining space, designed to be used as one in this specially privileged climate.

The master bedroom with en-suite has direct access to the extensive veranda and swimming pool. There are two further bedrooms, both with en-suite bathrooms and cloakroom.

Downstairs the vast lower ground floor presents a Games Room, Cinema Room, Utility Room, Office and fourth Bathroom. Luxurious finishing's include; attractively tiled bathrooms, an open plan kitchen with 'Silestone' worktops, with integrated appliances, ceramic hob and cooker hood. Double glazing, mirrored wardrobes to bedrooms with high quality 'Roca' or 'Porcelanosa' sanitary ware and fittings throughout.

A mechanical ventilation system to lower and ground floor and photovoltaic panels connected to the hot water cylinder with individually controlled Hot/Cold Air Conditioning units to the living room and bedrooms, cater fully for all temperature control requirements. USB ports in all rooms with high-speed internet connectivity.

Villa Nevada: CONTEMPORARY, ELEGANT PROPERTIES. Key characteristics and availability:

#10 SWID II – Nevada: 3 bedrooms on a plot of 725mts² and a built area of 136mts² plus terraces of 159mts². Private pool. Price: 875.000€.

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 - €875,000
IVA - 10% - €87,500
Stamp duty - 1.2% - €10,500
Land registry - approx. - €2,188
Notary fees - approx. - €2,625
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €84,500
Final Payment on completion - €787,500

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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