Sun Team Property

VILLA IN LO PAGAN

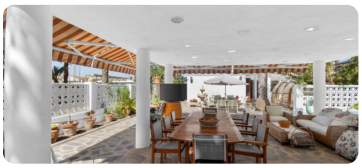
Lo Pagán, San Pedro del Pinatar · Č. ref. MLSC1301537

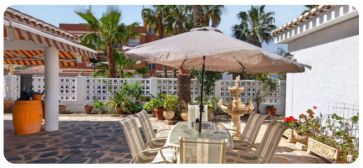
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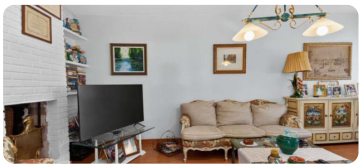
995.000 €



















3 Ložnice

2 Koupelny

308 m² Zastavěná plocha

1232 m² Pozemek

F Certifikát

ÚDAJE O NEMOVITOSTI

Pobřeží	Costa Calida
Vzdálenost od moře (vzdušno...	719 m
Emise	F

POPIS

Independent villa with Heated Pool in a Prime Area – Lo PagánLocated in one of the most sought-after and well-established areas of San Pedro del Pinatar, this Spanish style detached villa offers a perfect blend of space, comfort, and coastal living.Set across 308 m², the property features 3 spacious bedrooms, 2 modern bathrooms, and 2 bright living areas—ideal for both everyday living and hosting guests. The home is in excellent condition, ready to move in without any renovation needed.A key advantage of this property is its single-level layout, providing maximum comfort and easy day-to-day living. Several rooms offer direct access to a covered terrace and porch facing the pool, creating a smooth indoor-outdoor flow.

VLASTNOSTI

Klimatizace · Zařízeno nábytkem · Blízko pláže · Garáž · Zahrada · Bazén

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VILLA IN LO PAGAN

Č. ref. MLSC1301537 · 995.000 €

POPIS

The private, fenced, and heated pool is perfect for year-round use—ideal for relaxing or entertaining family and guests.The location is a major highlight: a quiet, high-quality residential area with everything close by, including beaches, restaurants, supermarkets, schools, parks, the marina, football field and the airport. This makes it an excellent choice for both permanent living and holiday stays.This is a rare opportunity to secure a well-maintained home in a prime coastal location.Enquire now to arrange a viewing—homes in this area are in high demand.Murcia:In accordance with Article 20.1 of the TRLDCU, the property price will be increased by the following costs:Taxes payable by the buyerVAT (IVA) at the applicable rate of “10%” (Ley 37/1992 of 28 December, on Value Added Tax) and the Stamp Duty Tax 1,5% (AJD)Transfer tax (ITP) calculated on the higher value between the purchase price or cadastral reference value, ranging between “3% and 7,75%” depending on the buyer’s conditions. (Real Decreto Legislativo 1/1993 of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty)Notary and Land RegistryThey are expenses subject to official tariffs, although the estimated cost for the notary may range between €600 and €1,000 for the notary and around 500eur for the registry. (Real Decreto 1426/1989 of 17 November, approving the Notaries’ Fee Tariff, and Real Decreto 1427/1989 of 17 November, approving the Property Registrars’ Fee Tariff, respectively)Real estate agency feesIncluded in the purchase price. In case of bank financingAny additional costs must be agreed with the financial institution.Final price calculationPlease contact us to receive a personalized offer based on the buyer’s individual circumstances.Alicante: In accordance with Article 20.1 of the TRLDCU, the property price will be increased by the following costs:Taxes payable by the buyerVAT (IVA) at the applicable rate of “10%” (Law 37/1992) and the Stamp Duty Tax 1,4% (AJD, 1.4% from 1st of June, 2026)Transfer tax (ITP) calculated on the higher value between the purchase price or cadastral reference value, ranging between “3% and 11%” depending on the buyer’s conditions. (Real Decreto Legislativo 1/1993 of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty)Notary and Land RegistryThey are expenses subject to official tariffs, although the estimated cost for the notary may range between €600 and €1,000 for the notary and around 500eur for the registry. (Real Decreto 1426/1989 of 17 November, approving the Notaries’ Fee Tariff, and Real Decreto 1427/1989 of 17 November, approving the Property Registrars’ Fee Tariff, respectively)Real estate agency feesIncluded in the purchase price. In case of bank financingAny additional costs must be agreed with the financial institution.Final price calculationPlease contact us to receive a personalized offer based on the buyer’s individual circumstances.