Sun Team Property

VILLA IN JAVEA

Jávea · Ref. MLSC3801730

TIL SALG

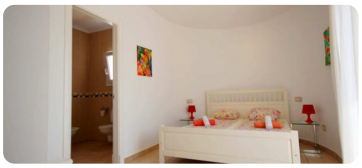
750.000 €

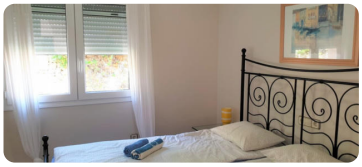


















3 Soveværelser

3 Badeværelser

152 m² Bebygget areal

1000 m² Grund

BOLIGENS DATA

Kyst	Costa Blanca North
Klar til indflytning	Ja
Afstand til havet (i fugleflugt)	3,9 km

BESKRIVELSE

Introducing the "Deluxe Round" villa, a meticulously completed construction as of April 2009, situated within the prestigious Residencial Cansalades development in Jávea. Boasting a total constructed area of 152.00m², this property exemplifies refined coastal living.The ground floor features an intelligently designed layout, with one wing dedicated to an expansive living room and circular dining area. The open-plan kitchen is equipped with premium-quality cabinetry and granite countertops, ensuring both functionality and aesthetic appeal. A grand entrance hall provides seamless access to the covered naya, which connects to the pool terraces.

EGENSKABER

Varme · Have · Parkering · Gårdhave · Pool · Havudsigt

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BESKRIVELSE

The opposite wing comprises two generously proportioned bedrooms; the primary bedroom includes an en-suite bathroom and private access to the sun terrace and pool area, while the secondary bedroom features an adjacent shower room.Ascending the spiral staircase reveals the property's architectural highlight: a circular master suite within the central tower. This distinguished space includes fitted wardrobes, a dressing area, en-suite shower room, and exclusive access to a private sun terrace.The villa is appointed with high-specification features including double-glazed PVC windows and a 10,000-litre water deposit. The exterior showcases a substantial 10 x 5m swimming pool with surrounding terraces. Set on an approximately 1,000m² plot, the residence enjoys an enviable location mere minutes from Arenal Beach's pristine sands and Jávea's historic town center, renowned for its charming narrow streets and vibrant culinary scene. This is a guide to the complete and full costs of buying a €750,000 resale property in Alicante, Spain.WITHOUT mortgage:Purchase price €750,000 + Property Transfer Tax (ITP 10%) €75,000 + Notary fees approximately €1,800–€2,500 + Land Registry fees approximately €1,000–€1,800 + Lawyer / conveyancing fees approximately €4,000–€6,000 + Optional administration / gestoría / NIE costs approximately €500–€1,000 = total estimated purchase cost approximately €832,300–€836,300.WITH mortgage:Purchase price €750,000 + Property Transfer Tax (ITP 10%) €75,000 + Notary fees (purchase) approximately €1,800–€2,500 + Land Registry fees (purchase) approximately €1,000–€1,800 + Lawyer / conveyancing fees approximately €4,000–€6,000 + Optional administration / gestoría / NIE costs approximately €500–€1,000 + Mortgage valuation fee approximately €400–€700 + Mortgage notary & registry fees approximately €800–€1,500 + Bank arrangement / opening fee approximately €0–€1,500 = total estimated purchase cost approximately €834,300–€842,300.Estimated cash required at completion with mortgage:Non-resident (70% LTV loan): approximate cash required €282,000–€300,000Resident (80% LTV loan): approximate cash required €207,000–€225,000Disclaimer: This is for guide purposes only and does not constitute the final offer, which is dependent on an individual buyer’s situation, and does not include any discounts or enhancements given. Property Advertisement Disclaimer The information, descriptions, photographs, plans, specifications, prices and other details contained in our property advertisements are provided for general information purposes only. While we make every reasonable effort to ensure that the information published is accurate and up to date, advertisements are not contractually binding and may contain typographical errors, omissions or inaccuracies. No information contained in an advertisement shall constitute a contractual offer or form part of a legally binding agreement. In the case of new-build properties, prices, availability, specifications, finishes and other conditions are subject to change by the developer or property owner without prior notice. Accordingly, all published information and prices must be confirmed with the developer/owner and our agency at the time of viewing, reservation and/or purchase. Unless expressly stated otherwise, advertised purchase prices do not include taxes, fees, professional charges, registration costs, notary fees or other expenses that may be applicable under current Spanish legislation.