Sun Team Property

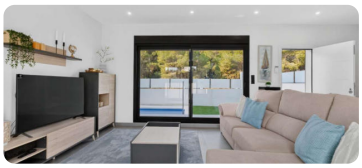
VILLA IN LAS FILIPINAS

Las Filipinas · Tilv. MLSC4011082

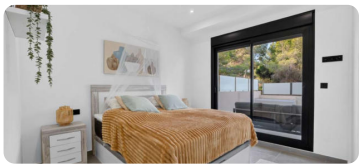
TIL SÖLU

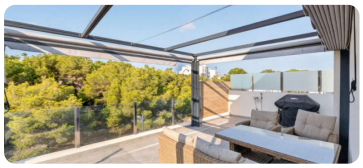
404.950 €



















2 Svefnherbergi

2 Baðherbergi

100 m² Byggt flatarmál

B Orkuflokkur

UPPLÝSINGAR UM EIGNINA

Fjarlægð frá sjó (í beinni loftlí...	4,1 km

LÝSING

Welcome to discover this modern two-bedroom, two-bathroom detached villa in Villamartín. Stylishly designed and finished to a high standard, this home combines comfortable living, a practical layout, and low-maintenance outdoor spaces, allowing you to enjoy the Spanish sunshine all year round.The property sits on a 167 m² plot with beautifully designed, easy-care outdoor areas. At the front of the house, you will find a private swimming pool with a water surface of approximately 14 m², an outdoor shower, and plenty of space for sun loungers and relaxing. The private rear terrace provides a peaceful setting for outdoor dining, entertaining, or simply unwinding in complete privacy.

EIGINLEIKAR

Með húsgögnum · Upphitun · Nálægt golfvelli · Rafdrifnar rúllugardínur · Sundlaug

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VILLA IN LAS FILIPINAS

Tilv. MLSC4011082 · 404.950 €

LÝSING

The bright interior benefits from large windows that fill the home with natural light, while all windows are fitted with electric shutters for added comfort and convenience. The ground floor features a spacious open-plan living room and a stylish modern kitchen, creating the heart of the home. This level also includes a comfortable bedroom and a bathroom, making it ideal for guests or family living.Upstairs, the generous master bedroom features an en-suite bathroom, offering privacy and comfort for couples or families. The villa is crowned by an impressive 33 m² rooftop solarium, where you can enjoy beautiful views across Villamartín. It is the perfect place for barbecues, entertaining friends, or relaxing while watching the sunset.With approximately 100 m² of built area, every square metre has been carefully designed to maximize comfort and functionality. Modern furnishings, quality materials, and thoughtful finishes make this a move-in-ready home with nothing left to do.The location is excellent. Within walking distance you will find the popular Villamartín Plaza with its wide selection of restaurants, cafés, bars, supermarkets, and everyday amenities. Villamartín Golf Course, padel courts, gyms, and other leisure facilities are also nearby. The renowned La Zenia Boulevard shopping centre and the beautiful beaches of Orihuela Costa are just a short drive away. Alicante and Murcia airports are both easily accessible.This property is an excellent choice as a permanent residence, holiday home, or investment opportunity. Its modern architecture, private swimming pool, spacious sunny terraces, and outstanding location create the perfect setting for enjoying the Mediterranean lifestyle every day.Arrange your viewing today.In accordance with Article 20.1 of the General Law for the Protection of Consumers and Users (TRLDCU), the following costs shall be added to the property price:Taxes payable by the buyerFor resale properties: Property Transfer Tax (ITP), calculated on the higher value between the purchase price and the fiscal value, ranging from “3% to 11%” depending on the buyer’s circumstances. (Royal Legislative Decree 1/1993 of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).Notary and Land Registry feesThese are official fees whose amounts may vary: approximately €600–€1,000 for notary fees and around €500 for land registry fees. (Royal Decree 1426/1989 of 17 November approving the Notaries’ Fee Schedule, and Royal Decree 1427/1989 of 17 November approving the Land Registrars’ Fee Schedule, respectively).Agency commissionIncluded in the purchase price.If bank financing is requiredAny additional costs arising from the mortgage loan must be agreed directly with the financing bank.Final price calculationPlease contact us so that we can prepare a personalised cost calculation according to the buyer’s specific circumstances.