Sun Team Property

# VILLA IN LO PAGAN

Lo Pagán, San Pedro del Pinatar · Ref. MLSC5406140

ПРОДАЄТЬСЯ

**299.990 €**







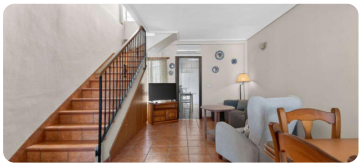












**5** Спальні

**2** Ванні кімнати

**256 m²** Забудована площа

**156 m²** Ділянка

**E** Сертифікат

## ДАНІ ПРО ПОМЕШКАННЯ

| | |
|---|---|
| Узбережжя | Costa Calida |
| Відстань до моря (по прямій) | 10 m |
| Викиди | E |

## ОПИС

Discover this magnificent detached villa in the heart of Lo Pagán, San Pedro del Pinatar. Perfectly designed for large families or strategic investors, this spacious property offers a unique combination of coastal charm and functional versatility. Key Features: Space & Comfort: It boasts 5 spacious bedrooms and 2 separate living rooms, ensuring privacy and ample space for gatherings. Outdoor Living: Multiple sunny terraces provide the perfect setting to enjoy the region's more than 300 days of sunshine a year. Investment Potential: Its split-level design allows the property to be used as two separate living units, ideal for high-yield holiday rentals or multi-generational families. Structure: Floor with raised access slab installed in 2003. Work carried out by the current owner.

## ХАРАКТЕРИСТИКИ

Кондиціонер · Мебльовано · Поруч із пляжем · Гараж

**Sunteam Property** +34 636 16 49 16 WhatsApp 34636164916 info.sunteamproperty@gmail.com

https://sunteamproperty.com/uk/propiedad/1390

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## ОПИС

Location & Amenities: Situated in a prime location, this villa is just steps from the beaches of the Mar Menor. It is close to essential services, local restaurants, cafes, and the famous mud baths of Lo Pagán. Whether you're looking for a permanent residence or a strategic investment in one of the most sought-after areas of the Costa Cálida, this villa is a unique opportunity. Contact us today to schedule a visit or a virtual tour! In accordance with the provisions of art. 20.1 of the TRLDCU, the price of the property will be increased by the following amounts: Taxes payable by the buyer In the case of VAT at the current rate of “10%” (Law 37/1992, of December 28, on Value Added Tax) and the Tax on Documented Legal Acts (AJD, 1.5%) In the case of ITP on the higher of the values between the sale price or the cadastral reference price ranging between “3% and 7.75%” depending on the conditions of the buyer, all in accordance with (Royal Legislative Decree 1/1993, of September 24, which approves the consolidated text of the Law on Property Transfer Tax and Documented Legal Acts). Notary and Land Registry fees: These are subject to a set tariff, although the estimated cost for the notary is between €600 and €1,000, and for the Land Registry, around €500 (Royal Decree 1426/1989, of November 17, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of November 17, approving the Property Registrars' Fees Schedule, respectively). Real estate agency fees: These are included in the purchase price. If bank financing is required: The amount of additional expenses must be agreed upon with the financial institution. For a final price calculation, please contact us, and we will issue a personalized offer based on the buyer's individual circumstances.