

## 3 slaapkamer Villa Te koop in La Sella Golf, Alicante

785.000€



180 degrees panoramic sea and golf and mountain view villa Built by the current owner from new is seeking a new owner The villa offers ample space On the main area you have a large kitchen lounge area, adjacent to a covered internal courtyard, leading on to a serene pool relaxation area with a summer kitchen and shower The other areas on the ground floor are 2 large bedrooms with ensuite bathrooms The upper levels offers a master bedroom with a bathroom, fitted wardrobes Hot and cold air conditioning vented throughout The terrace from the master room offers amazing views This villa is well priced and has a very good potential if you wish to have a project The downstairs where the garage exists can be easily made into a 2 bedroom separate apartment and has it is own existing bathroom, toilet area The pool area has sun all day This is a guide to the complete and full costs of buying a €785,000 resale property in Alicante, Spain WITHOUT mortgage: Purchase price €785,000 + Property Transfer Tax (ITP 10%) €78,500 + Notary fees approximately €1,800–€2,800 + Land Registry fees approximately €1,000–€1,800 + Lawyer / conveyancing fees approximately €5,000–€8,000 + Optional administration / gestoría / NIE costs approximately €400–€1,000 = total estimated purchase cost approximately €871,700–€876,100 WITH mortgage: Purchase price €785,000 + Property Transfer Tax (ITP 10%) €78,500 + Notary fees (purchase) approximately €1,800–€2,800 + Land Registry fees (purchase) approximately €1,000–€1,800 + Lawyer / conveyancing fees approximately €5,000–€8,000 + Optional administration / gestoría / NIE costs approximately €400–€1,000 + Mortgage valuation fee approximately €500–€900 + Mortgage notary & registry fees approximately €800–€1,500 + Bank arrangement / opening fee approximately €0–€2,000 = total estimated purchase cost approximately €872,000–€894,500 Estimated cash required at completion with mortgage: Non-resident (70% LTV loan): approximate cash required €295,900–€309,150 Resident (80% LTV loan): approximate cash required €241,200–€255,600 Disclaimer: 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

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|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  3 slaapkamers                      |  4 badkamers        |  369m <sup>2</sup> Bouwgrootte |
|  1.699m <sup>2</sup> Perceelgrootte |  Single Bedrooms: 2 |  Furnished                     |
|  Garden                             |  Heating            |  Key Ready                     |
|  Patio                              |                                                                                                        |                                                                                                                     |

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