

## 3 sovrum Villa till salu i Denia, 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 €295,000 - €300,150

🏠 3 sovrum

📏 1.699m<sup>2</sup> Tomtstorlek

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🏠 369m<sup>2</sup> Bygg storlek