

VFM3058T

Price: 750,000€



-  **Villa**
-  **Javea**
-  **3 Bedrooms**
-  **3 Bathrooms**
-  **152m² Build Size**
-  **1000m² Plot Size**
-  **Pool: Yes**

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. ...



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–€300,000 Resident (80% LTV loan): approximate cash required €207,000–€225,000

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.