








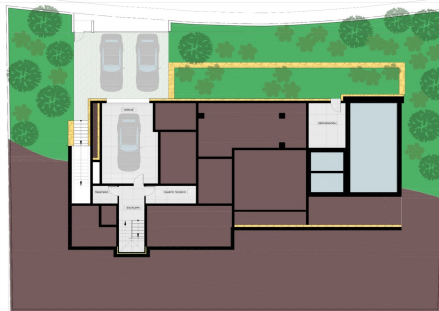
VFM2200P

Price: 1,195,000€



-  **Villa**
-  **Javea**
-  **3 Bedrooms**
-  **2 Bathrooms**
-  **300m² Build Size**
-  **1000m² Plot Size**
-  **Pool: Yes**

Exquisite Villa with Premium Amenities This distinguished villa showcases a sophisticated blend of contemporary architecture and functional design. Boasting 300 m² of living space on a generous 1,000 m² plot, this property presents an ideal residential solution for discerning families or individuals seeking premium accommodation. Interior Excellence The villa comprises three meticulously appointed bedrooms, each bathed in natural light and offering serene garden views. These private retreats feature bespoke styling to ensure optimal comfort. The property includes two modern bathrooms with high-end fixtures and ergonomic layouts, enhancing ...



aily convenience. Integrated Living Concept The open-plan kitchen forms the social hub of the residence, featuring state-of-the-art appliances and premium finishes ideal for culinary enthusiasts and entertainment. The expansive living area provides generous space for relaxation and social gatherings, creating an inviting environment for daily living. Premium Outdoor Living The property features an exceptional 80 m² terrace area, perfect for alfresco dining and leisure activities. The landscaped garden includes a swimming pool installation, offering potential for further customization to create a private sanctuary. Advanced Comfort Systems Climate control is ensured through a modern air conditioning system, while the property's intelligent layout balances privacy and connectivity. An efficient heating installation guarantees year-round comfort. Sustainable Investment Opportunity This energy-efficient villa holds current sustainability certifications, combining environmental responsibility with long-term cost efficiency. The property represents both a premium lifestyle choice and a prudent investment. This villa offers more than premium accommodation - it delivers an elevated living experience designed for daily enjoyment. We invite you to explore this exceptional property's potential through a private viewing. This is a guide to the complete and full costs of buying a €1,195,000 new-build property in Alicante, Spain. (New builds in the Valencian Community are subject to VAT 10% plus Stamp Duty (AJD) 1.5%, rather than ITP). WITHOUT mortgage: Purchase price €1,195,000 + VAT 10% €119,500 + Stamp Duty (AJD 1.5%) €17,925 + Notary fees approximately €2,000–€3,000 + Land Registry fees approximately €1,200–€2,200 + Lawyer / conveyancing fees approximately €6,000–€9,000 + Optional administration / gestoría / NIE / utility connection costs approximately €700–€1,200 = total estimated purchase cost approximately €1,341,325–€1,347,825. WITH mortgage: Purchase price €1,195,000 + VAT 10% €119,500 + Stamp Duty (AJD 1.5%) €17,925 + Notary fees (purchase) approximately €2,000–€3,000 + Land Registry fees (purchase) approximately €1,200–€2,200 + Lawyer / conveyancing fees approximately €6,000–€9,000 + Optional administration / gestoría / NIE / utility connection costs approximately €700–€1,200 + Mortgage valuation fee approximately €500–€900 + Mortgage notary & registry fees approximately €1,200–€2,500 + Bank arrangement / opening fee approximately €0–€3,000 = total estimated purchase cost approximately €1,344,725–€1,359,225. Estimated cash required at completion with mortgage: Non-resident (70% LTV loan): approximate cash required €500,000–€525,000 Resident (80% LTV loan): approximate cash required €380,000–€405,000 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.



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