



## Villa for sale in Javea, Javea

625,000 €

Reference: MS37607 Bedrooms: 3 Bathrooms: 3 Plot Size: 1,000m<sup>2</sup> Build Size: 165m<sup>2</sup>





## Costa Blanca North, Javea

This renovated villa in Jávea offers 150m<sup>2</sup> of constructed living space on a 1,000m<sup>2</sup> plot. The property features a fully integrated open-plan kitchen with high-end cabinetry and granite countertops. Key specifications include:- Double-glazed PVC windows throughout- 10,000-liter water deposit - 10x5m swimming pool with surrounding terrace areas. The prime location provides convenient access to Arenal Beach's sandy shoreline and Jávea's historic town center, known for its charming narrow streets and diverse dining options. The property underwent complete renovation in 2023. This is a guide to the complete and full costs of buying a €625,000 resale property in Alicante, Spain.

**WITHOUT mortgage:** Purchase price €625,000 + Property Transfer Tax (ITP 10%) €62,500 + Notary fees approximately €1,500–€2,200 + Land Registry fees approximately €800–€1,400 + Lawyer / conveyancing fees approximately €3,500–€5,500 + Optional administration / gestoría / NIE costs approximately €300–€800 = total estimated purchase cost approximately €693,600–€697,400.

**WITH mortgage:** Purchase price €625,000 + Property Transfer Tax (ITP 10%) €62,500 + Notary fees (purchase) approximately €1,500–€2,200 + Land Registry fees (purchase) approximately €800–€1,400 + Lawyer / conveyancing fees approximately €3,500–€5,500 + Optional administration / gestoría / NIE costs approximately €300–€800 + Mortgage valuation fee approximately €500–€900 + Mortgage notary & registry fees approximately €700–€1,500 + Bank arrangement / opening fee approximately €0–€2,000 = total estimated purchase cost approximately €696,300–€701,800.

Estimated cash required at completion with mortgage: Non-resident (70% LTV loan): approximate cash required €213,410–€223,260 Resident (80% LTV loan): approximate cash required €140,210–€150,240

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.



## Features:

garden

Shops: 5 Minutes

Patio

heating

Terrace: 120 Msq.

Private pool

Number of Parking Spaces: 2

Parking - Space

Near Schools

Near Childrens Parks

Key Ready

Location: Coastal, Urbanisation

Near Trees

Kitchen: 10 Msq.