



LOS NARANJOS CASA MARIPOSA

Asking price: €2.500.000 | Built: 509 m2 | Plot: 1503 m2 | Bedrooms: 5

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FACTS

Type: Villa
Asking price: € 2.500.000
Orientation: South/west
Built: 509 m²
Plot: 1503 m²
Bedrooms: 5
Baths: 5

Los Naranjos South facing Villa with fantastic sea views just 10 min walk to the clubhouse.

In a fantastic location in the drenched neighborhood of Los Naranjos Golf Club. Few villas are located so high up but so close to the golf course and its fantastic restaurant and members' areas with SPA, gym and member's activities.

The property is in need of a major renovation and has great potential with large entertainment areas, good bedrooms, kitchen areas and a fantastic large outdoor area with a large pool and lounge areas. The property is located on a rounded large corner plot with high walls and a great deal of privacy. After entering the property's gates, you can either park your car outside the entrance or park your car in the double garage further down on the basement level. The ceiling height is fantastic in the entrance hall, further on the west side you will find the lounge, kitchen, living room and on the east side a large bedroom with bathroom.

Further up the stairs you come to the bedrooms, master bedroom with large west-facing terrace and fantastic sea view. The eastern part of the second floor has both office space and bedrooms, all with direct access to bathrooms. On this side you will find a conservatory, in direct access from the office as a relaxation space.

On the basement level you have large bedrooms (bathrooms), storage, garage, sauna and machine room. The property has the structure to make it modern in a fairly simple way, without rebuilding too much or demolishing the house. The plot size is perfect, the main building is in the middle of the plot and has great views, La Concha on the east side and sea views from east to west.







THE PROCESS OF BUYING A HOUSE IN SPAIN

- Before buying a property or even signing a private contract, contact with a solicitor to check if all the documents are in order, empower him/her to obtain the power of attorney for you, to represent you at the Tax Office, and to sign the deeds on your behalf
- The solicitor do legally need to perform on your behalf, meaning that the solicitor are bound by law to work in your favor represent you in your purchase.
- If it is a built house first sign a private contract to oblige both parts and fix a date to sign the tittle deeds. In this document here will be established the payments to be made and the date of completion by the vendor and buyer. For this it will be good to open a bank account in Spain.
- Your solicitor can open it in your name but the banks might require the owner to be in Spain three months before to meet them personally.
- Usually the last payment will be completed at the same time the tittle deeds are signed in case all the documents of the dwelling are ok.
- After signing the deeds, your solicitor will proceed with the inscription in the land registry.

Pls take note of these steps:

1. Make an offer that you thinks is suitable for the property
2. A reservation contract is then next, usually the solicitors provide all these documents

If the offer is accepted you need to pay a reservation fee to your solicitors client account, your solicitor will contact the sellers solicitor and let him know the money is fixed for the purchase.

3. A deposit of 10-20% is paid within teo weeks
4. At completion the deeds and the last transaction will be done at the Notary office