

3 Bedroom Villa for Sale in Arboleas

150,000€



Great Investment opportunity -Suitable for Cash Buyers Only- Beautiful 3 bed 2 bath Villa with pristine private 8 x4 Swimming pool, fly screen enclosed pool side entertaining area, casita. covered car port. Set in beautiful gardens with great views and just a 6 min drive from Arboleas centre plus walking to two popular bar/eateries.

Firstly this is This is an innovation 14 Property hence only suitable for a cash purchase, being sold at an exceptional price (approx. 110K Euros below market value/sales price of similar registered villas in this location) to reflect fact that deeds are not currently available or have been registered. This is in process, the AFO has been prepared/approved and a sizeable chunk of costs required for full legality are included in sales price. There are a number of ways that the property can be legalised/registered and a couple of these are very tax efficient but although it can be done a time for the procedure can't be fixed and could take up to 3 years in worse case scenario) We have a full explanations and details of ways deeds/registration can be done at our offices and would be delighted discuss this either via an appointment or by via a pre booked phone call.

The villa, always a 2nd home, has been successfully rented out for 5 years but ill health of owner forces need for a quick sale.

Please watch the recently filmed accompanying walk around video to appreciate presentation, layout and spec.

the villa which is located in the Los Torres Community, as you can see beautifully presented, within walking of two popular bar/eateries is a

- **Video Tour available**
- **120m² Build size**
- **3 Bedrooms**
- **630m² Plot size**
- **2 Bathrooms**
- **Swimming pool**