

## **Tias** 3 🔚 3 🛁 **Built**: 286 sq m **Plot**: 840 sq m

This spectacular south-facing villa in Tías offers outstanding outdoor living, with panoramic sea and mountain views, a solar-heated saltwater pool with swim jets, a hot tub, a covered dining area, a built-in BBQ, and a beautifully designed seating area perfect for relaxing in the sun. Set on an 840 m² private plot, the exterior is created for year-round enjoyment. Inside, the villa has been fully refurbished with modern finishes, featuring a bright open-plan lounge and a high-end modern kitchen, all flowing seamlessly to the outdoor spaces. A peaceful internal courtyard provides an additional private retreat. The property offers 3 bedrooms and 3 bathrooms, including stylish ensuites, along with premium upgrades throughout: thermal aluminium double glazing, a 6 kW solar system with 9 kW......

| Price:                           | 895.000€ |
|----------------------------------|----------|
| Public Notary Fee:               | €1000    |
| Land Registry Fee:               | €800     |
| Government transfer tax at 6.5%: |          |
| Annual Property Rates:           | €263     |
| Annual Rubbish Tax:              | €43      |
|                                  |          |