

villa for sale Castrillo De Murcia, Odra-Pisuerga



Exclusive luxury homes in a prime location in Murcia.~~The properties are laid out on a single level and feature two bedrooms and two bathrooms, as well as an open-plan kitchen and a spacious living/dining area with a fireplace.~~Large floor-to-ceiling windows flood the interior with natural light and open the living area directly onto the garden and pool area, creating a seamless connection between indoor and outdoor living. The property boasts a generously sized private swimming pool in the front garden, along with a dedicated outdoor relaxation area.~~The home is set on a 375 m2 plot and enjoys an excellent location next to the RM-1 motorway, just 15 minutes by car from the beaches of San Javier and 20 minutes from the city centre of Murcia.~~Only five minutes from Sucina, a charming village offering quality restaurants, supermarkets, banks and all essential services.~~Do not hesitate to contact us to arrange a viewing. We will be delighted to assist you.~~~The published price refers exclusively to the property and does not include taxes or costs arising from the purchase, which shall be borne by the purchaser, unless otherwise required by mandatory legal provisions or expressly agreed otherwise.~In the case of new-build properties or properties arising from property developments, the applicable taxes shall generally be the Value Added Tax (VAT) at a rate of 10% of the purchase price, as well as Stamp Duty (AJD) at a rate of 1.5%, in accordance with the regulations in force in the Valencian Community at the time the tax becomes chargeable.~Likewise, the purchaser shall bear the costs of the public deed before a notary, registration in the Land Registry, and, where applicable, management fees. Notarial and registry fees shall be determined in accordance with the official tariffs established by Royal Decree 1426/1989 of 17 November and Royal Decree 1427/1989 of 17 November, respectively.~Management fees, where applicable, are indicative and may range between €300 and €400 (VAT included), unless otherwise agreed.~Real estate agency fees: as a general rule, these shall be borne by the developer or seller, unless otherwise expressly agreed, in accordance with applicable consumer and contractual regulations.~The information provided is for informational and guidance purposes only and is non-binding. It may be subject to changes due to technical, legal or commercial reasons, as well as variations in price, availability or conditions, without any liability within the limits permitted by law.~This information does not constitute a binding offer or contractual commitment. The definitive terms shall be those set out in the corresponding purchase contract or equivalent contractual document.~Surface areas, layouts, specifications,

plans and images are for guidance only and may be subject to variations during construction due to technical adjustments or project modifications.~Prospective purchasers are advised to review the official project documentation and obtain independent professional advice (legal, tax or technical) before making any purchasing decision.~

property details

Spanishstate id: **6346218**
reference: **VIPGM24.18**
close to/ located: **Castrillo De Murcia**
region: **Odra-Pisuerga**
property type: **villa**
rooms: **2**
property surface: **123 m2**
surface plot: **260 m2**
price: **€ 298.000**

contact

real estate agent: **Grupo Economicasa**
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spreekt: **not available**
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