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■■■■■ ■ Norte, El Puerto de Santa Maria ■■■■■■■■■■: HUCHPTO054D

■■■■■■■: 4

■■■■■■: 2

M²: 172

■■■■: 450 000 €

■■■■■■: ■■■■■■■■

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■■■■■ ■■■■■■■ : 21st ■■■■ 2026

[redacted]:DETACHED VILLA IN EL PUERTO DE SANTA MARÍA

Detached villa on a 780m² plot (Joint Ownership/Proindiviso).

TWO-STORY LAYOUT
A spacious and functional 172m² home distributed across two levels designed to optimize privacy.
Ground Floor: Features a bright living-dining room, independent kitchen with a laundry area, three bedrooms, one full bathroom, and a guest toilet.
Upper Floor: Hosts an exclusive master suite with a walk-in closet, en-suite bathroom, and private terrace.

SWIMMING POOL AND GARDENS
The property includes an outdoor area for extra storage and a BBQ zone, as well as parking space for several vehicles.

LEGAL STATUS AND UTILITIES
Established construction (over 10 years old) with active utility connections. The transfer is carried out through the sale of an undivided share of the main estate (proindiviso).

FINANCING INFORMATION
Due to its proindiviso legal status, this property is not eligible for a conventional bank mortgage. The acquisition must be made using personal funds (cash buyers).
LOCATION
Situated in a quiet and well-established environment.

ABOUT EL PUERTO DE SANTA MARÍA
Located in the heart of the Bay of Cádiz, El Puerto de Santa María is a benchmark for quality of life on the Andalusian coast. The city stands out for its excellent connectivity, prestigious culinary scene, and complete service infrastructure, including world-class marinas, golf courses, and top-tier educational centers. Its privileged climate and proximity to expansive beaches make it an exceptional destination for both a primary residence and real estate investment.

(*) In compliance with Decree 218/2005, of October 11, please be advised that the sale price does not include: notary and registry fees, taxes (ITP), real estate agency fees, or financial expenses derived from the sale.

[redacted]:

[redacted], [redacted], [redacted], [redacted] [redacted], None, [redacted], None