

Valle del Este Golf

Duplex/Townhouse / Casa adosada

€129,500

Ref: B2191

SOLD



2



2



101 m²



✓



✓



✓



15 min.



Consumption
F - 155kW

Emissions
E - 29kg



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Property Purchase Expenses

Property price	€129,500 (£110,713)
Transfer tax 7%	€9,065 (£7,750)
Notary fees (approx)	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx)	€1,500 (£1,282)

Fees and Taxes

Communal fees	€97.45 per month
IBI property tax	€154.77 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,565)
Remainder of deposit to 10%	€9,950 (£8,507)
Final Payment of 90% on completion	€116,550 (£99,642)

- * Prices quoted in Pounds are illustrative and should only be used as a guide.
- * Transfer tax is based on the sale value or the cadastral value whichever is the highest.
- * Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.
- * Price valid until sold
- * Conveyancing not included
- * The DIA is available at our office according to the Decree 218/2005

Description

SOLD APRIL 2024

Nestled within the prestigious Valle del Este Golf Resort near Vera, this two-story duplex with a private roof terrace in the Madreselva (Honeysuckle in English!) community presents an exceptional living experience. The community boasts a serene atmosphere with a communal swimming pool surrounded by beautifully landscaped gardens, providing a perfect place to swim, relax, and enjoy wonderful views towards the Sierra Cabrera mountains.

Adding to the recreational amenities, residents can enjoy a tennis court within the community, enhancing the overall lifestyle offered by this remarkable property.

Access to the duplex is facilitated by a small set of stairs leading to the front door. Upon entering, you are greeted by a modern kitchen, featuring ample storage space and providing access to a convenient utility area.

Adjacent to the kitchen is a well-appointed guest bathroom, complete with a shower, hand basin, and toilet.

Continuing through the property, you step into a delightful dining/living room. Sunlight fills the space through glass doors that open onto a private terrace, offering stunning panoramic views of the golf course, a tranquil lake, and distant mountains. This terrace becomes a haven for relaxation and a perfect spot for enjoying a refreshing beverage while taking in the beauty of the surroundings.

Heading back to the living area, a staircase leads to the bedrooms on the next floor.

The first bedroom, situated on the left, is a generously sized and well-lit space. Fitted wardrobes provide ample storage, and glass doors open to a private terrace, again offering captivating views of the golf course, lake, countryside, and mountains.

Directly opposite, the second bedroom, currently configured as a twin, also features fitted wardrobes and offers views of the community and tennis court.

A family bathroom with a spacious walk-in shower serves this floor, ensuring convenience and comfort.

Ascending another set of stairs takes you to the third floor, where a private roof terrace awaits. This expansive outdoor space provides two distinct viewing aspects – one capturing the aforementioned golf course, lake, countryside, and mountain views, and the other offering a perspective towards the surrounding countryside and community.

Both area of the roof terrace provides ample room for sunbathing, outdoor living, and even hosting a barbecue, creating an idyllic setting for entertaining or simply enjoying the Mediterranean climate.

There is a parking space.

In conclusion, this Valle del Este Golf Resort duplex in the Madreselva community offers a harmonious blend of elegance, comfort, and breath taking views across multiple levels. The property is an invitation to a lifestyle that seamlessly combines relaxation, outdoor activities, and the natural beauty of the surroundings. Don't miss the opportunity to make this exceptional residence your own – contact us today on 0034 950 615 388 to ...

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible