

Los Lobos

Apartment / Apartamento

€79,950

Ref: B2241

RESERVED



2



1



85 m²



✓



10 min.



✓



✓



Consumption
E - 84kW

Emissions
E - 17kg



Tel: +34 950 615 388
www.spanishpropertychoice.com

spanish
property
CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Ref: B2241 — <https://www.spanishpropertychoice.com/B2241>

Property Purchase Expenses

Property price	€79,950 (£67,912)
Transfer tax 7%	€5,597 (£4,754)
Notary fees (approx)	€750 (£637)
Land registry fees (approx) ...	€750 (£637)
Legal fees (approx)	€1,500 (£1,274)

Fees and Taxes

Communal fees	€54.72 per month
IBI property tax	€344.13 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,548)
Remainder of deposit to 10%	€4,995 (£4,243)
Final Payment of 90% on completion ...	€71,955 (£61,121)

* 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

****RESERVED AUGUST 2024****

A superb turn-key ready apartment, located in the quaint village of Los Lobos, just a short drive from the nearest coastal resort and town of San Juan de los Terreros.

The fully gated community of Carpe Diem offers a beautiful communal swimming pool and terraces with just a short walk to the nearest bars and restaurants.

Accessed via a private staircase, this first floor penthouse has an open plan, bright and airy living and dining room with open plan kitchen. Patio doors with views over the swimming pool flood the property with natural sunlight and open onto a juliet balcony.

There is a feature log burning fire and the kitchen is fitted with granite worktop, traditional wooden cabinets with ample storage and electrical appliances.

A short hallway leads to the recently renovated shower room to now offer a full walk in modern shower tray with seating.

Both bedrooms have built in wardrobes and patio doors leading out to individual balconies.

An internal staircase leads up to a landing.

This would be an ideal area for additional storage or the potential for a built-in upstairs kitchen, to cater for the usage of the private roof terrace, a lovely space with 360° degree views.

An excellent addition to the property is a 65m² private garage located directly underneath the property with space for a few vehicles. There is also a lockable understairs storage room within this space.

Contact us on 0034 950 615 388 to arrange a viewing.

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