

Valle del Este Golf

Apartment / Apartamento

€149,950

Ref: B2287



3



2



260 m²



80 m²



✓



✓



✓



Consumption
E - 135kW

Emissions
E - 30kg

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Property Purchase Expenses

Property price	€149,950 (£123,931)
Transfer tax 7%	€10,497 (£8,675)
Notary fees (approx)	€750 (£620)
Land registry fees (approx) ...	€750 (£620)
Legal fees (approx)	€1,500 (£1,240)

Fees and Taxes

Communal fees	€95.83 per month
IBI property tax	€295.92 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,479)
Remainder of deposit to 10%	€11,995 (£9,914)
Final Payment of 90% on completion ...	€134,955 (£111,538)

* 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

This beautiful ground floor, 3 bedroom apartment is located within one of the most sought after golf resorts currently in Almeria, Valle del Este.

It's south facing corner position offers a prime setting within the resort with mountain views and all day sunshine.

The property is within a peaceful and well maintained, fully gated community which features a large communal swimming pool and gardens, private allocated parking space and walking distance to the local amenities including the 4 star hotel and spa, bars and restaurants.

Via a private gate you enter into the grounds of the apartment, a fantastic wrap around garden with fruit trees, covered dining terrace, open air terrace as well as an elevated fully netted enclosed terrace ideal for dining al fresco.

Internally there is a large living room which is light and airy due to the patio doors and side window overlooking the garden.

Leading from the lounge is the modern kitchen which is fully equipped with appliances and ample storage as well as direct access to the garden, ideal for serving food and drinks.

The primary bedroom is located to the front of the apartment, benefiting from patio doors that provide access to the enclosed terrace. It is a good size room with a double built in fitted wardrobe.

A small hallway leads to the rest of the apartment, a second double bedroom with single fitted wardrobe which the current owners use as a formal dining room.

The shower room is currently used as a utility space but still has the fittings and toilet in place.

The family bathroom comes with a modern sink unit and additional storage.

The third bedroom has a large fitted wardrobe and access to an internal courtyard.

Ideal property for golf enthusiasts, families, or anyone seeking a Mediterranean lifestyle.

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