

# Alfaix

## Duplex/Townhouse / Casa adosada

# €149,000

### Ref: B2309



3



2.5



112 m<sup>2</sup>



✓



✓



15 min.



✓



Consumption  
E - 156kW

Emissions  
E - 27kg



# spanish property CHOICE

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

**Ref: B2309 — <https://www.spanishpropertychoice.com/B2309>**

## Property Purchase Expenses

Property price .....	€149,000 (£124,935)
Transfer tax 7% .....	€10,430 (£8,745)
Notary fees (approx) .....	€750 (£629)
Land registry fees (approx) ...	€750 (£629)
Legal fees (approx) .....	€1,500 (£1,258)

## Fees and Taxes

Communal fees .....	€90.00 per month
IBI property tax .....	€139.50 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,515)
Remainder of deposit to 10% .....	€11,900 (£9,978)
Final Payment of 90% on completion ...	€134,100 (£112,442)

\* 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

Discover your dream home in the tranquil Almería village of Alfaix with this 3 bedroom duplex, just a short 15 minute drive from the local coastal resorts of Mojácar, Garrucha and Vera Playa.

With easy access directly from the main E15 motorway and only 5 minutes from the local towns, this property offers an ideal all year round home or lock up and leave.

To the front of the property is a fenced terrace which can be used as off road parking if required, a partially covered porch with seating, as well as access to a gated communal swimming pool and gardens.

Internally the home consists of an open plan lounge, dining area, kitchen and downstairs WC. This bright and airy design offers ample space for a family and comes with a wood burner fireplace, air conditioning and modern kitchen with ample floor and wall cabinets and granite worksurfaces.

A glass door leads from the kitchen out into the private courtyard, a peaceful terrace to enjoy dining al-fresco and a fully covered utility area with additional storage.

Internal stairs lead to the upper floor where you are greeted by a spacious landing with a rooflight, flooding the stairwell with natural sunshine.

The first double bedroom is alongside the family shower room which has been fully renovated with black and gold accent features and a large walk in shower.

The second bedroom has patio doors leading out onto a Juliet balcony which offers excellent views over the countryside.

The primary bedroom is a fantastic size, with en-suite shower room and doors leading onto a private balcony. This is the ideal place to sit and take in the surrounding countryside and mountain views.

Embrace a peaceful lifestyle in this beautiful duplex, where the charm of the Almería countryside meets modern living.

Don't miss the opportunity to make this your new property in the sun!

Contact us to arrange a viewing.

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