

# Palomares

## Apartment / Apartamento

€130,000

Ref: B2357



2



2



72 m<sup>2</sup>



✓



✓



2 min.



✓



Consumption  
E - 139kW

Emissions  
D - 24kg



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

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## Property Purchase Expenses

Property price .....	€130,000 (£112,541)
Transfer tax 7% .....	€9,100 (£7,878)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,299)

## Fees and Taxes

Communal fees .....	€59.53 per month
IBI property tax .....	€93.23 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,597)
Remainder of deposit to 10% .....	€10,000 (£8,657)
Final Payment of 90% on completion ....	€117,000 (£101,287)

\* 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

Beautiful 2-Bedroom Apartment with Sea Views in Popular Palomares Community

Located in a sought-after residential community in Palomares, this attractive third-floor apartment offers comfortable, spacious living with stunning sea and countryside views.

The secure, gated complex features a lovely communal swimming pool and sunbathing area, perfect for relaxing and enjoying the Spanish sunshine.

There are two accesses to the property, from the main gate, you have two flights of stairs, however, if you use the access from the parking, this eliminates one flight of stairs.

The property has an underground parking area, where the property benefits from an allocated parking space and a private, secure storage unit.

Vehicle access to the car park is through an electric security gate at the rear of the building.

Inside, the apartment boasts a bright and spacious open-plan living, dining, and kitchen area.

The modern kitchen is fully equipped with ample storage and features a convenient breakfast bar.

The lounge area opens onto a generous terrace, ideal for outdoor dining, sunbathing, or simply taking in the beautiful sea views.

Both bedrooms and the family bathroom are accessed from the main living area.

The main bedroom is a spacious double with built-in wardrobes and a private en-suite bathroom, complete with a full-length bath and overhead shower.

The second double bedroom also offers generous space and has direct access to a large terrace with fantastic views of the sea, nearby beaches, and surrounding countryside.

Additional features include dual air conditioning for year-round comfort.

The apartment is conveniently located just a short drive or 2 minute walk from the beaches of Palomares and to local shops, bars, and restaurants.

For those looking to explore further, the lively coastal towns of Garrucha and the popular beach resort of Mojácar Playa are only 20 minutes away.

Contact us today to arrange a viewing.

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