

# Carboneras

## Apartment / Apartamento

€135,000

Ref: B2360



1



1



45 m<sup>2</sup>



✓



1 min.



✓



Consumption  
G - 239kW

Emissions  
G - 42kg

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## Property Purchase Expenses

Property price .....	€135,000 (£115,101)
Transfer tax 7% .....	€9,450 (£8,057)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,279)

## Fees and Taxes

Communal fees .....	€30.00 per month
IBI property tax .....	€162.00 per annum
Refuse fees .....	€160.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,558)
Remainder of deposit to 10% .....	€10,500 (£8,952)
Final Payment of 90% on completion ....	€121,500 (£103,591)

\* 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 this exceptional 1 bedroom, 1 bathroom penthouse apartment, ideally situated in the picturesque beachside town of Carboneras. Perfectly located within easy walking distance of local amenities, the charming promenade, and pristine beaches, this property offers the ultimate Mediterranean lifestyle whether as a lock up and leave holiday retreat, a smart rental investment, or a serene full-time home.

Set within a well-maintained and secure building, the apartment is accessed via a communal entrance and two short flights of stairs. Upon entering, you're welcomed into a bright and airy open-plan living space combining a modern kitchen, lounge, and dining area.

Large patio doors flood the interior with natural light and lead onto a spectacular private terrace, your front row seat to breathtaking, uninterrupted views over the town and out to the sparkling Mediterranean Sea.

The generous terrace is ideal for al fresco dining, relaxing in the sun, or simply enjoying the scenery, with retractable sun awnings providing comfort throughout the day and frosted glass to provide safety and privacy.

The bedroom is a generous size with built in shelving and wardrobe space.

The bathroom comes with a full size bathtub and houses the washing machine and utility space.

This beautifully positioned penthouse presents a rare opportunity to own a stylish and low-maintenance property in one of Almería's most authentic coastal towns.

Early viewing is highly recommended.

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