

# Estepona

Apartment / Apartamento

€749,000

Ref: J19839



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180 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€749,000 (£638,103)
Transfer tax 7% .....	€52,430 (£44,667)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,278)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,556)
Remainder of deposit to 10% .....	€71,900 (£61,254)
Final Payment of 90% on completion ....	€674,100 (£574,293)

\* 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 fabulous, well-presented south facing 3 bedroom beachfront penthouse with private pool provides sea views and overlooks beautiful communal gardens and swimming pools. The property comes with 2 underground private parking spaces and storeroom. The property is located in the luxury urbanisation, Bahía de la Plata, Estepona. The urbanisation feels like a holiday resort / retreat. It is a fantastic, well-maintained beachfront urbanisation with beautiful communal gardens and 2 outdoor communal swimming pools, paddle tennis court, large indoor gymnasium with state of the art equipment, indoor heated pool and spa. The urbanisation is a secure gated community with 24 hour security / concierge service. Leaving the urbanisation on the beachside there is a lovely green area where many residents sit and relax looking out over the sea towards the horizon and bathe. To the right is a popular chiringuito and if you continue walking along the promenade you'll be in the centre of Estepona. The historic centre of Estepona old town has undergone a remarkable transformation over the past few years to become one of the most attractive and best preserved towns on the Costa del Sol. Much of the heart of the old town as well as along the beach side has been pedestrianised allowing locals and visitors to enjoy leisurely quiet strolls along traffic-free streets. The area has many shops, tapas bars and restaurants catering for both regional and international cuisine. Whether it's the old town, the cuisine, beaches or the many art murals on the buildings, Estepona remains one of the most desirable towns along the coast. The penthouse is built to high-quality specifications with the home being managed via a central control panel for example managing the electrics and air-conditioning when you vacate or return to the property. The property is designed over 2 floors benefiting from a generous sized terrace on each floor providing stunning sea, garden and pool views. The top floor bedroom with en-suite has been recently refurbished and has the benefit of direct access to the penthouse private pool. Modern equipped kitchen and newly fitted modern bathrooms, the property further benefits from fully fitted wardrobes and air-conditioning. As you enter the property you walk towards the reception area with the kitchen entrance to your right. The fully fitted modern kitchen is well designed in an L-Shape with plenty of work surfaces, cupboards and desirable mod-cons. The well designed kitchen demonstrates good planning of workflow and lighting. There is a kitchen window hatch allowing for interaction when entertaining guests and ease of passing dishes through to the dining area. At the end of the kitchen there is a closed glass door. The door provides access to the utility room where the boiler and washing machine is located. As you reach the reception area and turn right you enter the generous sized open-plan dining / lounge area. The open plan lo...

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