

# Manilva

## Duplex/Townhouse / Casa adosada

# €375,000

### Ref: J19870



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2



286 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€375,000 (£312,019)
Transfer tax 7% .....	€26,250 (£21,841)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,248)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,496)
Remainder of deposit to 10% .....	€34,500 (£28,706)
Final Payment of 90% on completion ....	€337,500 (£280,817)

\* 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 3 bedroom 2 bathroom townhouse provides sea and mountain views and surrounding landscape from both the generous size ground floor terrace and top floor solarium. The property comes fully furnished and includes a store room and utility room on the ground floor and underground parking for 2 cars and motorbike in a private garage in the basement. The property is located in the urbanisation, La Vizcarronda, located in Duquesa Golf. It is a fantastic, well-maintained urbanisation, predominantly townhouses and penthouses within beautifully maintained gardens with 3 communal pools. The urbanisation is very private and secure within a gated community. The popular Marina de la Duquesa is a 25 minute walk away or alternatively a few minutes drive via the internal roads. Marina de La Duquesa is a lovely Marina with a number of local and international bars, restaurants, cafés. The beach is also only a few minutes away. You could even follow the promenade and walk along the Casares coast to neighbouring Sabinillas. The beach promenade or paseo has a selection of quality tapas bars, restaurants, and beach chiringuitos offering a variety of local and international cuisine. The beach has been awarded the Blue Flag, a distinction awarded by the European Foundation for Environmental Education. The property has 4 floors, living area across 2 floors (ground and first floor), basement garage and solarium. The property is air-conditioned throughout, has fitted wardrobes, utility room, guest toilet, store room and private garage for 2 cars and a motorbike with additional space for storage. The townhouse offers spectacular views from a generous sized terrace on the ground floor, 2 private bedroom terraces (Master and Bedroom 2) on the first floor and the Solarium. As you enter the property into the reception area to your right is the guest toilet and store room and as you pass through the two column archway on the left is the entrance to the kitchen. The fully fitted kitchen is well designed in a L-Shape, providing plenty of work surfaces, cupboards and desirable mod-cons. The well designed kitchen demonstrates good planning of workflow. On the right is a large window hatch looking into the open plan dining / lounge. On the left at the end of the kitchen is a closed door and large window that leads into the generous sized utility room. The utility room generates plenty of natural light that also flows into the kitchen. As you leave the kitchen you face the staircase that leads down to the basement garage, and upwards to the first floor and solarium. Turning left you enter the open plan lounge / dining area. The open plan lounge / dining room is bright and airy with plenty of natural light emanating from 2 floor to ceiling sliding patio doors, one positioned by the dining area and one in the lounge both giving direct access to the terrace. The lounge has a working fireplace providing additional character. The wal...

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