

# Manilva

Apartment / Apartamento

€179,000

Ref: J20260



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69 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€179,000 (£151,013)
Transfer tax 7% .....	€12,530 (£10,571)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,265)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,531)
Remainder of deposit to 10% .....	€14,900 (£12,570)
Final Payment of 90% on completion ....	€161,100 (£135,912)

\* 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 is a fabulous and rare opportunity to purchase a one-bed beach apartment with stunning sea views, located in the heart of Sabinillas, Manilva. Not only is this apartment in the centre of the town but it also has panoramic sea views. Positioned on the fifth floor of a central block with a lift, the property benefits from its wonderfully elevated position. This is a good sized one-bedroom apartment with a spacious bedroom and bathroom. The kitchen and bathroom have been fully renovated. The kitchen is modern, with a brand new washing machine, microwave, electric hob, extractor fan, cabinets, and granite bench top. It is open plan and leads out to the living room. The bathroom has also recently been renovated, with a large shower area. There is a brand new Mitsubishi air-conditioning system throughout. The kitchen flows out to the living area, which it then leads out to an enclosed balcony with glass windows. This is a fabulous space, come rain or shine, with breath-taking views. Open the windows and you can hear the sound of the sea. A real tonic. This space can be used as a study, living space, or just a relaxing area—there are endless possibilities. The apartment is excellently located - just walk out of your apartment and you have all the amenities to hand. Walk to the promenade and to the nearby Duquesa Marina with its plethora of restaurants. You are surrounded by so many cafés, restaurants and supermarkets, with a sports centre and medical centre just a stone's throw away. Roll out of bed and spend the day on the beach. There is no need for a car; you have everything on your doorstep. If you do want to venture further, the Old Town of Estepona is only a 10 minute drive away and you are a short drive from the white washed villages of Manilva and Casares. Located only an hour away from Malaga airport and 30 minutes from Gibraltar, makes it the perfect place to escape to for holidays, long weekends or even a change of scenery whilst you work from home. You are also spoilt for choice if you are a keen golfer as you are surrounded by some of the best golf courses in Europe. There are also some great day trips you can do from this base - Tarifa is just an hour away with its white sandy beaches and stunning Atlantic coast, and Ronda is just over an hour away. You can do a weekend trip to Morocco or Portugal. We are also surrounded by nearby magical towns like Granada, with its Alhambra, and Sierra Nevada a fantastic spot for skiing, and vibrant Seville which is just over a couple of hours away. This property is ideal for a couple wishing to retire out here, for remote workers, and for people wanting to enjoy the true Mediterranean lifestyle. The apartment is also a great investment opportunity for anyone wanting a small, easy-to-look-after place to rent out. Its proximity to the beach and views make it very attractive. Come view with me!

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