

# Urbanizacion los Balcones

€215,000

Apartment / Apartamento

Ref: V20259



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96 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€215,000 (£184,863)
Transfer tax 10% .....	€21,500 (£18,486)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,290)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,579)
Remainder of deposit to 10% .....	€18,500 (£15,907)
Final Payment of 90% on completion ....	€193,500 (£166,377)

\* 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 Exclusive Two Bedroom First Floor Apartment in Playa Flamenca is located in a serene and coveted setting, offering an exquisite blend of comfort, style, and convenience. Nestled within a secure gated community, this property boasts a tranquil ambiance and peace of mind with gated community parking ensuring utmost security. The apartment itself is meticulously maintained, presenting itself in very good condition, promising a hassle-free lifestyle. Stepping inside, you are greeted by a spacious and inviting interior featuring a large open plan fully fitted kitchen, ideal for culinary enthusiasts and entertaining alike. The living space extends seamlessly onto a glazed terrace & open terrace, offering a cozy spot to unwind while enjoying views of the communal gardens and swimming pool. The apartment features two bedrooms, one with its own terrace, allowing for private moments of relaxation amidst the beautiful surroundings. With two bathrooms, convenience is paramount. Ascend to the private rooftop solarium and be greeted by breathtaking sea views, the perfect backdrop for evening gatherings or quiet contemplation. Additional amenities include air conditioning for climate control, ensuring comfort throughout the seasons, and a fireplace, adding a touch of warmth and charm to the living space. Strategically located within proximity to amenities and facilities, including the renowned La Zenia Boulevard commercial centre and the vibrant Playa Flamenca Saturday street market, convenience is at your doorstep. Furthermore, the property is situated within a mere 1000 meters from the nearest amenities, offering unparalleled convenience. With its east-facing orientation, this apartment enjoys abundant natural light, creating a bright and welcoming atmosphere. In summary, this meticulously maintained two-bedroom apartment presents an exceptional opportunity to embrace a coveted lifestyle in the heart of Orihuela Costa, Costa Blanca.

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