

# Guardamar del Segura

Apartment / Apartamento

€269,000

Ref: V20401



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106 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€269,000 (£226,708)
Transfer tax 10% .....	€26,900 (£22,671)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€23,900 (£20,142)
Final Payment of 90% on completion ...	€242,100 (£204,037)

\* 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

A West Facing, Three Bedroom, Ground Floor Apartment in El Raso, a residential area approximately a five-minute drive to Guardamar and its popular beach, surrounded by an excellent road network, with Benijofar and Quesada, as well as La Marquesa golf course, just 10 minutes away by car. The apartment, only 6 years old, offering 106m<sup>2</sup> of modern living, benefits from an open-plan living area, featuring double sliding glazed doors that lead out to a superb covered terrace with an electric sun blind, which opens onto the astro-turfed and tiled garden, enjoying the views across to the stunning communal gardens and two pools. The modern fitted kitchen is also open-plan and includes a utility room for added convenience. There are three double bedrooms, each with fitted wardrobes. The master bedroom has access to its own terrace and includes an en suite shower room. Both the en suite and the family shower room are equipped with under floor heating and extractor fans. Additional features include a lift in the block, air conditioning throughout, and an underground parking space. Located in Costa Blanca South, this apartment offers a blend of modern living with excellent access to amenities and leisure activities.

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