

# Algorfa

Duplex/Townhouse / Casa adosada

€139,950

Ref: V20439



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83 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€139,950 (£117,187)
Transfer tax 10% .....	€13,995 (£11,719)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,256)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,512)
Remainder of deposit to 10% .....	€10,995 (£9,207)
Final Payment of 90% on completion ...	€125,955 (£105,468)

\* 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 Lovely, South Facing, Two Bedroom Townhouse in Algorfa, is located in the Urbanization of Montemar, situated in a peaceful area, offering an ideal blend of tranquility and convenience. Within a 5-minute drive, you'll find a variety of bars, restaurants, and shops, or enjoy a leisurely 10-minute walk to the renowned La Finca Golf Resort. The beautiful beaches are just a 15-minute drive away. The property is equipped with air conditioning in both the lounge/dining room and the master bedroom, ensuring year-round comfort. The open-plan kitchen is perfect for modern living, and the private rooftop solarium provides stunning mountain views. Additional features include window and door grills for added security, a separate outside utility room in the inner courtyard, and a front terrace garden area. The master bedroom boasts a fitted wardrobe, and the townhouse offers 1 bathroom and one shower room. Enjoy outdoor living with the solarium and take advantage of the communal pool just a few meters away, or visit the municipal pool in the village. The property also includes a private underground enclosed garage, adding to its appeal.

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