

# Urbanizacion los Balcones

€149,000

Apartment / Apartamento

Ref: V20443



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63 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€149,000 (£124,643)
Transfer tax 10% .....	€14,900 (£12,464)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,255)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,510)
Remainder of deposit to 10% .....	€11,900 (£9,955)
Final Payment of 90% on completion ...	€134,100 (£112,179)

\* 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 West Facing, Two Bedroom Apartment in Playa Flamenca is located in a prime area of Orihuela Costa, offering both tranquility and convenience. Just within 600 meters of amenities and facilities, and only a five-minute drive to the nearest beaches and golf courses, this apartment is perfect for those seeking a balanced lifestyle. The property features 2 bedrooms, 1 bathroom, and an open plan kitchen with an adjoining utility room. The lounge/dining room is equipped with air conditioning, a ceiling fan, and a cozy log burner, making it comfortable year-round. Fitted wardrobes provide ample storage, while door and window grills throughout ensure added security. The apartment also boasts a private front garden with off-road parking and a beautifully tiled private back garden with artificial grass, ideal for outdoor relaxation. A BBQ area and terrace offer perfect spaces for entertaining, and a store room provides extra storage. Residents can enjoy access to three communal pools, adding to the appeal of this charming property.

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