

# Urbanizacion los Balcones

## Villa

€169,995

Ref: V20459



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85 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 .....	€169,995 (£142,124)
Transfer tax 10% .....	€17,000 (£14,212)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,254)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,508)
Remainder of deposit to 10% .....	€14,000 (£11,704)
Final Payment of 90% on completion ....	€152,996 (£127,912)

\* 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 East Facing, Two Bedroom, Quad Villa in Playa Flamenca is located in the popular area of Orihuela Costa, offering a modern and updated interior. The property boasts 2 bedrooms and 2 contemporary shower rooms, and is conveniently situated just an 8-minute walk from local amenities and facilities, with the beach only a 4-minute drive away. Featuring an open plan kitchen with an adjoining utility room, this villa is equipped with air conditioning throughout and fitted wardrobes for ample storage. The private solarium provides a great space to relax, while off-road parking, window and door grills throughout, and radiators ensure comfort and security. The villa also benefits from a private garden, access to a communal pool, and is part of a gated community with secure parking.

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