

Urbanizacion los Balcones

€239,950

Villa

Ref: V20532



3



2



122 m²



95 m²



✓



Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com



spanish
property
CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Property Purchase Expenses

Property price	€239,950 (£202,549)
Transfer tax 10%	€23,995 (£20,255)
Notary fees (approx)	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx)	€1,500 (£1,266)

Standard form of payment

Reservation deposit	€3,000 (£2,532)
Remainder of deposit to 10%	€20,995 (£17,723)
Final Payment of 90% on completion ...	€215,955 (£182,294)

* 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, Three Bedroom, Detached Villa, Prime Location in Los Balcones, overlooking groves is located in a highly sought-after area on the Costa Blanca South. Situated just a couple of minutes' drive from Torrevieja Hospital and a selection of bars and restaurants, this property is less than 10 minutes from both Torrevieja and Orihuela Costa, with their beaches, golf courses, and vibrant amenities. The villa features three bedrooms, two of which are conveniently situated on the ground floor, along with a family bathroom. The glazed-in terrace welcomes you into the lounge area, which includes a charming corner open fireplace and stairs leading to the first floor. The separate fitted kitchen connects to a utility room for added practicality. The first floor comprises a third bedroom, a shower room, and access to a private solarium, of which half is glazed in, offering versatile use year-round. The exterior includes a low-maintenance tiled and graveled garden, off-road parking, and enough space to add a private pool if desired. Air conditioning is installed throughout for comfort, and residents also benefit from access to a communal pool. Don't miss this opportunity to secure a villa in such a prime location—be quick!

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