

# Urbanizacion los Balcones

## Villa

€259,000

Ref: V22063



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96 m<sup>2</sup>



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Applied for

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## Property Purchase Expenses

Property price .....	€259,000 (£224,113)
Transfer tax 10% .....	€25,900 (£22,411)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€22,900 (£19,815)
Final Payment of 90% on completion ....	€233,100 (£201,701)

\* 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 South East Facing, Three Bedroom, Semi Detached Villa in Villamartin is located in a popular and well-established area of the Costa Blanca South. Just a 10-minute walk to a main chain supermarket, café bar, and the JYSK home store, with a further 15-minute stroll to a commercial centre offering a range of dining options. The renowned Villamartin golf course is only a 5-minute drive away, while the stunning beaches and the ever-popular La Zenia Boulevard shopping centre can be reached within 10 minutes. Situated on a desirable corner plot, this beautifully modernised villa boasts a stylish and light-filled interior. A glazed terrace leads into the open-plan living area, with stairs to the first floor just off the lounge. The stunning fitted kitchen features contemporary finishes and has direct access to a rear covered patio and utility area. A sleek ground-floor shower room adds extra convenience. Upstairs, you'll find three double bedrooms, two of which have built-in wardrobes. The master bedroom includes a ceiling fan, and the third bedroom opens onto a lovely private terrace. A modern shower room serves the upper floor. The exterior offers a low-maintenance, tiled garden with a clean, modern design, as well as off-road parking. The property also includes air con in the living room and two bedrooms, access to a communal pool and a handy store room. A private solarium completes this fantastic home, offering sunny spots to relax and dine. This is a fantastic opportunity to own a stylish home in the heart of Villamartin — ideal for holidays, rental investment, or permanent living on the Costa Blanca South.

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