

Estepona

Duplex/Townhouse / Casa adosada

€495,000

Ref: X21557



2



3



125 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 | €495,000 (£429,056) |
| Transfer tax 7% | €34,650 (£30,034) |
| Notary fees (approx) | €750 (£650) |
| Land registry fees (approx) ... | €750 (£650) |
| Legal fees (approx) | €1,500 (£1,300) |

Standard form of payment

| | |
|---|---------------------|
| Reservation deposit | €3,000 (£2,600) |
| Remainder of deposit to 10% | €46,500 (£40,305) |
| Final Payment of 90% on completion | €445,500 (£386,150) |

* 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 exclusive SEMIDETACHED HOUSE, completely renovated and in excellent condition, is located in a well-maintained urbanization with low community fees, strategically situated on the outskirts of Estepona but within the town center. Its location is unbeatable, with a bus stop just a minute's walk away and a bus frequency every 30 minutes. It is also 10 minutes walking from the Marina, where you will find a wide range of commercial and leisure options, and 2 km from the town center, easily accessible by bike, taxi, or on foot. The beach is directly across, just a 5-minute walk away, and nearby there is a service station with a supermarket for added convenience. The access to the highway is located next to the urbanization, facilitating mobility. The property stands out for its brightness, with large windows that allow natural light to enter, and its south-facing orientation, ensuring privacy and a sunny environment. Its spectacular terrace, equipped with electric awnings and an elegant chill-out area, offers stunning views of the sea, Gibraltar, and the coast of Africa. Inside, the living-dining room with high ceilings and a fireplace adds distinction and warmth, while the spacious and modern kitchen, only three years old, offers ample storage capacity. Additionally, it has a guest toilet and spacious bedrooms with walk-in closets and designer bathrooms, with terraces that offer even more impressive views. The urbanization has communal parking and a pool with well-maintained gardens, ideal for relaxation. With authorized vacation rental, this property represents an excellent opportunity both for permanent residence and as an investment. We invite you to visit and discover everything that this magnificent duplex penthouse has to offer.

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