

# Estepona

## Apartment / Apartamento

€225,000

Ref: X21674



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62 m<sup>2</sup>



✓



✓



Consumption  
G

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 .....	€225,000 (£191,655)
Transfer tax 7% .....	€15,750 (£13,416)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,278)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,555)
Remainder of deposit to 10% .....	€19,500 (£16,610)
Final Payment of 90% on completion ....	€202,500 (£172,490)

\* 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**

**FANTASTIC FRONTLINE GOLF PENTHOUSE WITH PANORAMIC SEA, GOLF AND MOUNTAIN VIEWS.**

This exclusive penthouse located in the quiet area of Valle Romano, Estepona, is a great opportunity for people looking for a lifestyle of luxury, comfort and wellbeing. It is a 10 minute driving distance to the beach and its wonderful promenade, la senda del litoral, which connects the complete Costa del Sol, where you will find a wide variety of restaurants, beach bars and leisure areas. The picturesque old town of Estepona is 15 km away. Marbella 30 km and Malaga airport 50 km.

With a modern and functional design, this 1 bedroom, 1 bathroom apartment is distributed over one floor and solarium. With a southeast orientation to enjoy the sun for all day long, this property offers spectacular views of the golf course, the sea and the mountains. The property, built in 2009, is in impeccable condition and has been designed with top quality materials. With large windows that connect to the terraces, from where you will enjoy beautiful sunsets with unparalleled views. This property offers quality of life.

The urbanization is totally closed and offers green areas, 3 communal swimming pools for adults and 3 for children. In addition, 3 underground parking spaces are included in the price and the community fee is low, which makes it an even more attractive option.

This is the ideal home for people looking for tranquillity in a natural environment, but without renouncing the proximity to essential services and the comforts of modern life.

An ideal option both for enjoying a permanent residence and for investing in a property with high rental potential. We recommend a visit.

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