

# Nerja

## Duplex/Townhouse / Casa adosada

### €340,000

### Ref: X22234



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2



136 m<sup>2</sup>



✓



✓



Consumption  
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Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€340,000 (£293,658)
Transfer tax 7% .....	€23,800 (£20,556)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,591)
Remainder of deposit to 10% .....	€31,000 (£26,775)
Final Payment of 90% on completion ....	€306,000 (£264,292)

\* 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**

Charming Townhouse with Spectacular Views and Independent Studio Apartment

This delightful townhouse offers a unique combination of comfort, versatility, and breathtaking views, making it a perfect home or investment opportunity.

This property includes two Generously Sized Bedrooms that are spacious and inviting, perfect for a family or hosting guests.

Enjoy some stunning and incredible sea and mountain views that create a picturesque backdrop for everyday living.

Expansive Roof Terrace that is ideal for entertaining, sunbathing, or simply taking in the panoramic vistas.

A self-contained studio underneath the main house, providing privacy and flexibility for guests, extended family, or even rental potential. This is originally part of the main house and can easily be re-established to incorporate into one large house.

Thoughtfully designed to maximize space and comfort, with a full bathroom and open living spaces.

Located in a tranquil yet accessible area, this townhouse combines charm and practicality, offering an excellent lifestyle. Whether you're looking for a family home or a holiday home, this home is not to be missed!

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