

# Nerja

## Duplex/Townhouse / Casa adosada

### €320,000

### Ref: X22240



2



2



80 m<sup>2</sup>



✓



✓



Consumption  
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Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€320,000 (£275,552)
Transfer tax 7% .....	€22,400 (£19,289)
Notary fees (approx) .....	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx) .....	€1,500 (£1,292)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,583)
Remainder of deposit to 10% .....	€29,000 (£24,972)
Final Payment of 90% on completion ....	€288,000 (£247,997)

\* 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 charming townhouse is nestled in the urbanisation of Pueblo Andaluz, one of the most sought-after areas of Nerja, which boasts a pleasant climate year-round, making it an ideal destination for every season. Just a 15-minute stroll from the iconic Balcón de Europa, it offers the perfect blend of relaxed coastal living and easy access to stunning views, vibrant local culture, and beautiful beaches.

The property was built in 1985 and is distributed over two storeys. The ground floor has a large living room with fireplace, a separate kitchen and a guest bathroom with walk-in shower. On the upper floor are two bedrooms with wardrobes, one with a balcony and the other with a larger terrace. There is also a full family bathroom with a bath tub.

Located in the heart of the town, and only a 5-minute walk from Nerja's beaches, including the famous Burriana Beach, this property is perfect for those looking to reside here, or as a rental investment. Don't miss the chance to explore this hidden gem and experience all that Nerja has to offer!

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