

# Fuengirola

## Duplex/Townhouse / Casa adosada

### €380,000

### Ref: X22451



4



2



100 m²



217 m²



✓



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



**spanish  
property**  
CHOICE

## Property Purchase Expenses

Property price .....	€380,000 (£326,990)
Transfer tax 7% .....	€26,600 (£22,889)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,291)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,582)
Remainder of deposit to 10% .....	€35,000 (£30,118)
Final Payment of 90% on completion ....	€342,000 (£294,291)

\* 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 southwest-facing house is in a fully private residential complex with three phases in the upper part of Torreblanca. The natural, tranquil, and elevated environment provides beautiful views.

While the house requires some update renovations, it is in good condition and ready for a family to give it the necessary care and attention.

The property has a total of 212.70 m<sup>2</sup>, divided into four floors. It features 3 bedrooms, an attic, 2 bathrooms, and a guest toilet.

The entrance porch to the house, measuring 24.96 m<sup>2</sup>, serves as an uncovered parking space. From here, you access the upper floor of 55.96 m<sup>2</sup>, which consists of three bedrooms, two bathrooms, a rear terrace, and stairs leading to the lower levels and upper attic.

The ground floor, also 55.96 m<sup>2</sup>, includes a fully furnished independent kitchen, a spacious living-dining room with a fireplace, a toilet, an independent porch, and a storage room of 11.33 m<sup>2</sup>. The living room features a large balcony door that opens to a sunny 6.15 m<sup>2</sup> terrace, with access to a private 13.95 m<sup>2</sup> patio.

The basement offers a 56.13 m<sup>2</sup> open space, accessible only via the stairs from the upper level. This area is perfect for hosting gatherings, setting up a gym, a guest area, a children's playroom, or many other possibilities.

Lastly, the attic of 27.21 m<sup>2</sup> is a small room with access to a 10.54 m<sup>2</sup> terrace-solarium, offering excellent sea and mountain views.

The community is very peaceful, sharing a swimming pool and garden area to enjoy all the tranquillity and privacy with your loved ones.

It can be accessed from the coast, although there is also a direct connection to the El Higuérón complex, which makes entry and exit to the highway easier.

Don't hesitate to request more information and schedule a visit.

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