

# Manilva

## Apartment / Apartamento

€260,000

Ref: X22512



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56 m<sup>2</sup>



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Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€260,000 (£224,354)
Transfer tax 7% .....	€18,200 (£15,705)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,589)
Remainder of deposit to 10% .....	€23,000 (£19,847)
Final Payment of 90% on completion ....	€234,000 (£201,919)

\* 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**

Located just a short walk from the beach and all essential services, this stylish and fully renovated apartment is ideal for holidays or investment. The layout includes an open-plan kitchen and living area which opens onto a covered terrace. A spacious double bedroom with built-in wardrobes. The apartment boasts a modern and inviting atmosphere, furnished by a renowned interior designer.

Puerto de la Duquesa is located next to Sabinillas, about 12 km west of Estepona. The popular marina attracts both sailors and visitors, offering a vibrant coastal lifestyle. Just a 45 minutes drive from Gibraltar and an hour from Málaga Airport. If you're looking for a charming, move-in-ready home near the beach, this is an excellent choice. Contact us today to arrange a viewing!

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