

# Estepona

## Duplex/Townhouse / Casa adosada

### €470,000

### Ref: X23004



3



2



230 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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**Mojacar Office**  
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Avenida Lepanto, 15

**Huércal-Overa Office**  
Carretera Estación 143

**Mijas Costa Office**  
C/ Mérida de Jarales, 5

## **Property Purchase Expenses**

Property price .....	€470,000 (£406,691)
Transfer tax 7% .....	€32,900 (£28,468)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€44,000 (£38,073)
Final Payment of 90% on completion ....	€423,000 (£366,022)

\* 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**

Discover this magnificent townhouse located in an exclusive gated community, just a short distance from the new high-resolution hospital and frontline to a spectacular golf course, offering breathtaking sea views. This townhouse is spread over two floors plus a basement, featuring a total of 3 cozy bedrooms and 2 full bathrooms. Enjoy spacious private terraces, perfect for relaxing and soaking up the sunny Costa del Sol climate. Bright and airy, the home boasts high-quality marble floors, double-glazed windows, electric blinds, and a luxurious whirlpool bathtub. The community offers excellent amenities, including indoor and outdoor swimming pools, a spa, a gym, and beautifully landscaped communal gardens, providing a comfortable and relaxing lifestyle. Don't miss the opportunity to make this townhouse your new home!

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