

# Palomares

## Apartment / Apartamento

€67,500

Ref: B1591

RESERVED



2



1



65 m²



✓



✓



3 min.



✓



Consumption  
G - 179kW

Emissions  
E - 30kg



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

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## Property Purchase Expenses

Property price .....	€67,500 (£57,897)
Transfer tax 7% .....	€4,725 (£4,053)
Notary fees (approx) .....	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx) .....	€1,500 (£1,287)

## Fees and Taxes

Communal fees .....	€58.33 per month
IBI property tax .....	€98.72 per annum
Refuse fees .....	€147.12 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,573)
Remainder of deposit to 10% .....	€3,750 (£3,216)
Final Payment of 90% on completion ....	€60,750 (£52,107)

\* 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

**\*\* RESERVED April 2024 \*\***

Presenting this very well maintained second floor, 2 bedroom, 1 bathroom apartment located on the popular community of Las Terrazas de Palomares. It has beautiful mountain views and the benefit of a communal swimming pool.

Palomares is a coastal fishing and agricultural town is in the municipality of Cuevas del Almanzora . Palomares is 5 minutes from the nearest beach and approximately 1 hour 15 minutes from Almeria Airport.

The entrance to the property takes you into an open plan living/dining area, with double glass doors, leading to the original terrace that has been enclosed with glass sliding windows with fly screens to provide a comfortable additional sitting area that is bright and airy and affords wonderful mountain views.

The living dining area is spacious, has two ceiling fan lights to aid climate control and a feature wall fire to provide a cosy feel during the cooler months.

A separate fully fitted kitchen leads from the living/dining area. It has ample storage space with both wall and base units, granite worktops and kick boards and comes complete with a range of appliances.

The bedrooms and bathroom also lead off from the living/dining area.

Both bedrooms are good size double rooms, bright and airy with fitted wardrobes and hot and cold air conditioning.

The shared family bathroom has a full sized bath, over bath shower with shower screen, a sink and a toilet. It is fully tiled for easy maintenance.

All the windows in the apartment are fitted with fly screens.

Palomares is very well located in that it is less than 2 km kilometres from Vera Playa or Villaricos, 5 kilometres from Garrucha and 9 kilometres from Mojácar making this an ideal location.

If you would like more information about this property or to arrange a viewing please contact Spanish Property Choice 950 615 388

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