

# Valle del Este Golf

Duplex/Townhouse / Casa adosada

€139,000

Ref: B2081

SOLD



2



1.5



114 m<sup>2</sup>



✓



✓



✓



15 min.



Consumption  
E - 188kW

Emissions  
E - 34kg

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## Property Purchase Expenses

Property price .....	€139,000 (£116,257)
Transfer tax 7% .....	€9,730 (£8,138)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,255)

## Fees and Taxes

Communal fees .....	€73.24 per month
IBI property tax .....	€311.33 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,509)
Remainder of deposit to 10% .....	€10,900 (£9,117)
Final Payment of 90% on completion ...	€125,100 (£104,631)

\* 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

\*\*\*SOLD JUNE 2024\*\*\*

This is a well presented two bedroom, two bathroom duplex situated in the Valle del Este Golf resort. Situated in the popular Las Yucas community with attractive communal gardens and swimming pool. Only a 5-minute walk to the 4-star spa hotel, restaurants and bars or a short drive to some of the regions stunning beaches and the nearby town of Vera which has convenience stores, weekly market, banks, bars, restaurants plus much more.

A short walk from the secure main gate or side pedestrian gate and through the well maintained gardens, community pool and views over the golf course, you reach the property.

From the front door you walk directly into a bright hallway. To the right is a fully fitted kitchen with electric hob, oven, fridge freezer, dishwasher and plenty of storage. A glass door leads you onto the open air utility space which houses the washing machine and some extra storage.

Next to the kitchen you have the downstairs lavatory before continuing into the good-sized living/dining room.

This space can accommodate 2 sofas, some furniture, a dining table and chairs. Patio doors lead you onto the private terrace which has a southern orientation and boasts spectacular views over the golf course and the distant mountains. It can easily accommodate patio table and chairs plus additional garden furniture if required.

The property is furnished throughout to a high spec including some original artwork.

Upstairs you have two double bedrooms both with built in wardrobes. The family bathroom is fully tiled with walk in shower, bidet and lavatory.

The property benefits from air conditioning units in all bedrooms and living room which provides hot and cold air.

Internet is available with fibre optic wifi and included in the community charges are access to over 100 international & HD TV channels.

The property also includes 2 remote controls to the private car park and your dedicated parking bay.

A fantastic property in a quiet location, sold fully furnished that must be seen to be appreciated.

Price is non negotiable.

If you would like more information about this property or to arrange a viewing, please contact Spanish Property Choice on 0034 950 615 388

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