

# Palomares

Apartment / Apartamento

€79,950

Ref: B2197

SOLD



2



2



68 m<sup>2</sup>



✓



5 min.



✓



Consumption  
G - 159kW

Emissions  
E - 32kg

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Ref: B2197 — <https://www.spanishpropertychoice.com/B2197>

## Property Purchase Expenses

Property price .....	€79,950 (£69,019)
Transfer tax 7% .....	€5,597 (£4,831)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,295)

## Fees and Taxes

Communal fees .....	€35.84 per month
IBI property tax .....	€94.62 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,590)
Remainder of deposit to 10% .....	€4,995 (£4,312)
Final Payment of 90% on completion ....	€71,955 (£62,117)

\* 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 APRIL 2024\*\*\*

This is an ideal opportunity to purchase a ground floor apartment, offering two bedrooms and two bathrooms (one being en-suite) on the Terrazas del Marques community in Palomares.

The community is gated and well maintained, offering a communal swimming pool, which is located opposite the apartment on the opposite side of the road. Ideal for keeping the potential of noise at bay.

Access to the apartment is via three small steps, taking you to the front door of the property.

From here, you enter a light, bright, open plan living and dining area.

Access to the kitchen is via an archway. This offers a built in oven and microwave with a hob and extractor and fridge/freezer.

A doorway from the kitchen takes you to a small terrace area, which is currently used as a utility area, an ideal use for this space.

A further archway from the living area will take you to the bedrooms and bathrooms.

The first bedroom is a good sized double, with views to the rear terrace area. It offers fitted wardrobes for storage.

Then you have the family bathroom. Again of a good size, with a walk in shower.

The main bedroom is opposite the first bedroom. This offers views to the front of the property and again offers fitted wardrobes.

The en-suite bathroom has a corner shower unit and ideally a window allowing ventilation and natural light.

Returning to the living area, double glass doors, which offer an abundance of light, will take you to your private terrace area.

This space is large enough to incorporate both lounge and dining furniture, meaning that you can fully use the space and enjoy the Spanish lifestyle.

The property is being sold fully furnished, making it an ideal holiday or permanent home.

Contact us on 0034 950 615 388 to arrange a viewing today!

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