

# Palomares

Apartment / Apartamento

€87,000

Ref: B2300

RESERVED



2



2



72 m<sup>2</sup>



✓



✓



5 min.



✓



Consumption  
E - 120kW

Emissions  
E - 23kg

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Ref: B2300 — <https://www.spanishpropertychoice.com/B2300>

## Property Purchase Expenses

Property price .....	€87,000 (£72,702)
Transfer tax 7% .....	€6,090 (£5,089)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,253)

## Fees and Taxes

Communal fees .....	€63.00 per month
IBI property tax .....	€166.00 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,507)
Remainder of deposit to 10% .....	€5,700 (£4,763)
Final Payment of 90% on completion ....	€78,300 (£65,431)

\* 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 FEB 2025\*\***

This is an attractive two bedroom, two bathroom first floor apartment, located on a small urbanisation, offering a swimming pool, garage and trastero.

The urbanisation is gated.

Stair access will take you to a front terrace area and your front door.

From here you enter directly into the open plan living, dining and kitchen area.

This is of a good size and is light and bright thanks to the double glass doors taking you out to a further terrace area, large enough for table and chairs.

A gate accesses the front terrace.

Views from here are to the community, the pool and the coast.

The kitchen area offers ample storage space and white goods.

From the lounge area, you have a hallway, from which you access the bedrooms and family bathroom.

Immediately to your right you have the first bedroom, currently being used as a twin. This has fitted wardrobes.

Continuing along the hallway, on your left is the family bathroom, offering a bath tub with overhead shower and glass curtain.

Then to the main bedroom.

A large light bedroom, again with fitted wardrobes. Here you have an en-suite bathroom, with a walk in shower.

In addition to the terrace there is a solarium. This measures 33.18m<sup>2</sup>, so a lovely space to put external furniture, plants etc. to make a lovely relaxing area.

From here you have 360° views of the area, including coastal views.

As mentioned, the property is being sold with an allocated parking space and trastero.

Contact us to arrange a viewing on what could be your next forever or holiday home.

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