

# Valle del Este Golf

Duplex/Townhouse / Casa adosada

€180,000

Ref: B2366



2



2



84 m<sup>2</sup>



✓



✓



✓



15 min.



Consumption  
Applied for

Emissions  
Applied for

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 .....	€180,000 (£156,150)
Transfer tax 7% .....	€12,600 (£10,931)
Notary fees (approx) .....	€750 (£651)
Land registry fees (approx) ...	€750 (£651)
Legal fees (approx) .....	€1,500 (£1,301)

## Fees and Taxes

Communal fees .....	€125.79 per month
IBI property tax .....	€428026.00 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,603)
Remainder of deposit to 10% .....	€15,000 (£13,013)
Final Payment of 90% on completion ....	€162,000 (£140,535)

\* 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

Located in the prestigious Valle del Este Golf Resort, this immaculate two bedroom, end position townhouse presents a rare opportunity to enjoy elegant living in one of the area's most sought-after communities. Beautifully maintained and finished to a high standard throughout, the property is ideally situated within walking distance of the resort's impressive array of amenities, including the 4-star hotel, spa, bars, restaurants, and of course, the renowned 18-hole golf course.

From the moment you step inside, the quality of this home is apparent. The ground floor comprises a kitchen with a separate utility area, a modern shower room, and a spacious open plan lounge and dining area. Large glass doors flood the living space with natural light and lead seamlessly out to a covered terrace and private garden—ideal for dining alfresco or simply relaxing in the sun. From the garden, private steps offer direct access to the spectacular communal swimming pool, shared only with a select number of residents due to the small community and surrounded by beautifully landscaped gardens.

Upstairs, the property offers two generous double bedrooms, each with built in wardrobes and access to its own private terrace, allowing for quiet moments to enjoy the morning sun or evening breeze. A well-appointed family bathroom serves both bedrooms and continues the home's theme of quality and care.

Further enhancing the appeal is the inclusion of a private underground parking space and a secure lock up storage room, an essential feature for both full-time residents and holiday homeowners.

Set within a peaceful enclave of the resort, yet moments from the vibrant heart of Vera town, this outstanding townhouse offers a superb balance of comfort, convenience, and tranquility. Whether you're seeking a stylish permanent home, a holiday escape, or a sound investment in one of Almería's premier golf resorts, this property delivers on all fronts.

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