

Manilva

Duplex/Townhouse / Casa adosada

€395,000

Ref: J19921



3



2



227 m²



227 m²



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Consumption
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Emissions
Applied for

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**spanish
property**
CHOICE

Property Purchase Expenses

Property price	€395,000 (£337,697)
Transfer tax 7%	€27,650 (£23,639)
Notary fees (approx)	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx)	€1,500 (£1,282)

Standard form of payment

Reservation deposit	€3,000 (£2,565)
Remainder of deposit to 10%	€36,500 (£31,205)
Final Payment of 90% on completion	€355,500 (£303,928)

* 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

This fabulous, well-presented south facing 3 bedroom semi-detached townhouse has a private terrace providing sea, golf and garden views and a generous sized garden with family terrace. The property comes with a fully fitted kitchen, log stove, storeroom and utility room. The property is located in the urbanisation of Los Carmenes. The communal pool is very close to the property, less than a minute walk. Within a 5 minute walk you arrive at the nearby square which has some bars, restaurants and cafés. The popular Marina de la Duquesa is only a 10 minute walk away or alternatively a few minutes drive via the internal roads. Marina de La Duquesa is a lovely Marina with a number of local and international bars, restaurants, cafés. The beach is also only a few minutes away. You could even follow the promenade and walk along the Casares coast to neighbouring Sabinillas. The beach promenade or paseo has a selection of quality tapas bars, restaurants, and beach chiriquitos offering a variety of local and international cuisine. The beach has been awarded the Blue Flag, a distinction awarded by the European Foundation for Environmental Education. The property is bright and spacious with an open plan lounge, dining and kitchen. The kitchen comes fully equipped. The property further benefits from marble floors, fully fitted wardrobes, and air-conditioning. The lounge and all 3 bedrooms benefit from the choice between air-conditioning or ceiling fans. As you enter the property through the front gate you are immediately drawn to the size of the outdoor space with the generous sized garden wrapping round 3 sides of the semi detached town house. As you enter the main entrance to the property you have a guest toilet to your left and the stairs to your right. There is a store room under the stairs with a utility room opposite. At the end of this corridor is an archway providing access to the open plan lounge, dining and kitchen. As you approach the archway you appreciate the open space that has been created. As you enter the lounge area you see the character of the log stove and imagine the warmth provided during winter. The room is bright with plenty of natural light emanating from the floor to ceiling sliding patio doors. The patio doors provide access to the family terrace that leads onto the garden. To the side there is a good sized patio area for BBQ. This is such a lovely peaceful setting for entertaining, al fresco dining or simply relaxing soaking in the mediterranean lifestyle. As you re-enter the lounge you appreciate the open plan living as the room extends into the dining area at the far side of the property. As you enter the dining area to your right is the well designed fully fitted modern kitchen. The kitchen is designed in an L-Shape with plenty of work surfaces, cupboards and desirable mod-cons. This area has plenty of natural light from the large window in the dining area and the kitchen patio door leading to the ...

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