

# Urbanizacion los Balcones

€279,000

Apartment / Apartamento

Ref: V20048



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60 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€279,000 (£238,665)
Transfer tax 10% .....	€27,900 (£23,866)
Notary fees (approx) .....	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx) .....	€1,500 (£1,283)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,566)
Remainder of deposit to 10% .....	€24,900 (£21,300)
Final Payment of 90% on completion ....	€251,100 (£214,798)

\* 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

A South East Facing, As New, Two Bedroom, First Floor Apartment in Punta Prima, situated just a 10 minute walk to Punta Marina commercial centre, where you will find JYSK, supermarket, McDonalds, shops, cafe bars/restaurants.&#13;&#13; The beach is 5 minutes by car, plus a Hospital and the town of Torrevieja, known for its Marina and popular promenade.&#13;&#13; All the amenities of the Orihuela Costa, including La Zenia Boulevard shopping centre are within a 10 minute drive radius and for the golfers a great choice of courses.&#13;&#13; The complex itself enjoys 2 communal pools (one being covered and heated), gardens, childrens area, spa/Jacuzzi and bio healthy gym.&#13;&#13; The apartment comprises:&#13;&#13; lounge/dining room with sliding glazed doors out to a spacious terrace, offering ample room for outside dining, enjoying a view across to the communal pool and garden area; spacious open plan fitted kitchen with breakfast bar, door leading to a rear patio area and door leading to the utility; two double bedrooms, master with access to the terrace, drawers within the built in wardrobe and en suite shower room; further modern shower room.&#13;&#13; Extras include ducted air conditioning, under floor heated bathrooms, plus there is a lift in the block and underground parking space.&#13;&#13; You are getting all the "new build" benefits on this fantastic apartment.&#13;&#13;&#13;&#13;

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