

# Urbanizacion los Balcones

€249,000

Apartment / Apartamento

Ref: V22392



2



2



111 m<sup>2</sup>



59 m<sup>2</sup>



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Consumption  
C

Emissions  
Applied for

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Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€249,000 (£216,730)
Transfer tax 10% .....	€24,900 (£21,673)
Notary fees (approx) .....	€750 (£653)
Land registry fees (approx) ...	€750 (£653)
Legal fees (approx) .....	€1,500 (£1,306)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,611)
Remainder of deposit to 10% .....	€21,900 (£19,062)
Final Payment of 90% on completion ...	€224,100 (£195,057)

\* 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 Modern, Two Bedroom, Ground Floor Corner Apartment in Villamartin is located within a highly sought-after, beautifully maintained gated community, just a 10–15 minute walk to a variety of bars, restaurants, and Greenlands Mini Golf. Villamartin Golf Course is only a few minutes' drive away, with the popular La Zenia Boulevard shopping centre reachable in 10 minutes and the stunning beaches of the Orihuela Costa in 10 minutes also. This stylish apartment features a bright, open-plan living space with a fitted, modern and classy kitchen, complemented by a separate utility area. Both double bedrooms have access to the terrace and built-in storage, with two sleek shower rooms, including one en suite to the master. The property also boasts a private garden area laid with low-maintenance astro turf, ideal for relaxing or entertaining. Additional features include ducted air conditioning throughout, an allocated parking space, and access to a lovely communal pool &mdash; all located in the heart of Costa Blanca South.

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