

Urbanizacion los Balcones

Villa

€230,000

Ref: V22809



2



2



103 m²



91 m²



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€230,000 (£199,019)
Transfer tax 10%	€23,000 (£19,902)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,298)

Standard form of payment

Reservation deposit	€3,000 (£2,596)
Remainder of deposit to 10%	€20,000 (£17,306)
Final Payment of 90% on completion	€207,000 (£179,117)

* 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 South East Facing, Two Bedroom (currently), Detached Villa in Playa Flamenca, is located within a popular area of the Orihuela Costa, just a 10 to 15 minute walk to a wide choice of café bars and restaurants. La Zenia Boulevard shopping centre and main chain supermarkets are approximately a 25 minute walk or a short drive away, with a selection of golf courses within a 10 to 15 minute drive radius. The villa, originally designed as a three bedroom home, now offers 91m² of internal space. A well glazed-in terrace welcomes you into the property, leading to the living room with a feature open fireplace, two air conditioning units, and stairs to the first floor. The American-style fitted kitchen includes rear garden access. The current layout features one double bedroom on the ground floor, (previously a second) which has been opened-up to create greater living space, having its built-in wardrobes remaining and air con unit, easily converted back to its original use. A family shower room also serves this level. Upstairs, the first floor hosts another double bedroom with air conditioning, en suite bathroom, and access out to a super L shaped terrace. An external staircase leads up to the spacious 24m² solarium. The villa benefits from both front and rear tiled gardens, off-road parking, and is within walking distance to the municipal sports ground and pool. Additional features include built-in wardrobes and a fantastic glazed in conservatory. Superb location in the heart of the Costa Blanca South.

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