

# Manilva

## Duplex/Townhouse / Casa adosada

# €493,000

### Ref: X21361



5



4



189 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€493,000 (£410,117)
Transfer tax 7% .....	€34,510 (£28,708)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,248)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,496)
Remainder of deposit to 10% .....	€46,300 (£38,516)
Final Payment of 90% on completion ...	€443,700 (£369,105)

\* 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

Welcomes you to this exceptional semi-detached chalet for sale in the Urbanization Princesa Kristina, in the charming Alcorrín, Manilva. Imagine waking up every morning in a place where the sun gently caresses you and the sea breeze envelops you in a cool embrace.

With a generous built area of 189 m<sup>2</sup>, this home is full of comfort and style. As you enter, you are greeted by bright and inviting spaces that encourage you to enjoy every corner. Its design spans three floors, along with a versatile basement and a 29.09 m<sup>2</sup> solarium, offering you the flexibility to create an environment that adapts to your desires and needs. Imagine spending your afternoons in the exclusive 62.50 m<sup>2</sup> garden, relaxing with a good book or enjoying a refreshing moment in the communal pool located very close to the house. And when the sun sets, the magic intensifies: the stunning views of the sea and mountains become the perfect backdrop for your outdoor dinners on the terrace, where every meal feels like a celebration.

This chalet features four bedrooms that provide the peace and privacy you need to recharge. With three equipped bathrooms and built-in wardrobes that optimize every space, you'll have everything you need to enjoy the lifestyle you've always desired.

Located just 1 km from the beach and 2 km from shops and a golf course, this home is not only a refuge but also a connection point to everything the Costa del Sol has to offer. Whether you want to explore the charms of Sotogrande or venture to Gibraltar, you will never lack a fascinating destination.

Additionally, with a valid tourist license, this property can not only become your home but also a successful investment that will provide you with excellent rental opportunities.

Don't miss out on this opportunity to live the life you deserve. Contact us today and start your journey to your new home in the Urbanization Princesa Kristina, where every day is an invitation to enjoy the beauty of life

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