

# Mijas

## Duplex/Townhouse / Casa adosada

### €315,000

### Ref: X21384



2



1



80 m²



Consumption  
G

Emissions  
Applied for

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property  
CHOICE

## Property Purchase Expenses

Property price .....	€315,000 (£266,994)
Transfer tax 7% .....	€22,050 (£18,690)
Notary fees (approx) .....	€750 (£636)
Land registry fees (approx) ...	€750 (£636)
Legal fees (approx) .....	€1,500 (£1,271)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,543)
Remainder of deposit to 10% .....	€28,500 (£24,157)
Final Payment of 90% on completion ....	€283,500 (£240,295)

\* 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 charming abode boasts an impressive 80 m<sup>2</sup> of built space, with 70 m<sup>2</sup> of thoughtfully designed living area that invites an abundance of natural light, thanks to its south-facing orientation just a mere three-minute stroll from the pristine beach.. The spacious living room serves as the heart of the home, offering a bright and airy atmosphere that is perfect for creating cherished memories with loved ones. The seamless flow between indoor and outdoor spaces enhances the overall experience, allowing you to bask in the beauty of nature that surrounds you. The recently renovated kitchen is a culinary enthusiast's dream, featuring modern amenities and a functional layout that inspires creativity and comfort. With two inviting bedrooms and a well-appointed bathroom complete with a refreshing shower, this home caters to both relaxation and practicality. Step outside to discover a variety of terraces and a solarium, where you can indulge in sun-soaked afternoons or unwind under the stars. The charming porch provides a serene retreat, ensuring your privacy, while the closed garage offers direct access to the home, combining convenience with security. Built in 1970 and set on a generous 96 m<sup>2</sup> plot, this residence is equipped with air conditioning, making it an ideal sanctuary for those who appreciate a warm, inviting climate.

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