

# Estepona

## Duplex/Townhouse / Casa adosada

### €1,290,000

### Ref: X21543



3



4



191 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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**spanish  
property**  
CHOICE

## **Property Purchase Expenses**

Property price .....	€1,290,000 (£1,098,822)
Transfer tax 7% .....	€90,300 (£76,918)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,278)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,555)
Remainder of deposit to 10% .....	€126,000 (£107,327)
Final Payment of 90% on completion ....	€1,161,000 (£988,940)

\* 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**

Located on the BEACHFRONT, this elegant home combines luxury, comfort and an unparalleled connection with the sea. Located on the beachfront, it offers direct access to the sand, allowing you to enjoy the sea breeze and the most spectacular sunrises from the comfort of your home.

The house has 3 bedrooms, highlighting the master bedroom with a private terrace and en-suite bathroom, an intimate and exclusive space to enjoy the seascape when you wake up.

In the outdoor area, you will find a magnificent swimming pool surrounded by well-kept gardens, perfect for cooling off on warm days. In addition, the urbanization offers common areas, private security and restricted access, guaranteeing tranquility and privacy.

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