

# Manilva

## Apartment / Apartamento

€196,000

Ref: X21611



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50 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€196,000 (£166,816)
Transfer tax 7% .....	€13,720 (£11,677)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,277)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,553)
Remainder of deposit to 10% .....	€16,600 (£14,128)
Final Payment of 90% on completion ....	€176,400 (£150,134)

\* 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

FANTASTIC PENTHOUSE WITH TERRACE AND SEA VIEWS. San Luis de Sabinillas.

Great apartment, with an unbeatable location, in the heart of Sabinillas, next to supermarkets, schools, pharmacies... and only 5 min walking distance to the beach and the promenade, which connects all the costa del sol, where you will find a great selection of beach bars, restaurants and leisure areas.

The property is in very good condition, ready to move into. South facing, it enjoys plenty of natural light throughout the day. Distributed over one floor, it offers one bedroom with fitted wardrobes, the bathroom has been recently refurbished and has a modern shower tray. The living room connects through large windows to the terrace of 20m<sup>2</sup>, from where you will get beautiful sea views, creating a perfect space to enjoy wonderful sunsets and outdoor dining during all months of the year, thanks to our microclimate.

The apartment includes a private underground parking space and a storage room on the terrace.

The development has large green areas and a communal swimming pool, with exclusive access for residents. It also has a VUT licence, which makes it an excellent option both as a permanent home and as an investment for holiday rentals.

Don't miss this opportunity to live close to everything without needing to use a vehicle. Contact us for more information, we recommend a visit !

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