

# El Paraiso

## Apartment / Apartamento

€395,000

Ref: X21704



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246 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €395,000 (£336,896) |
| Transfer tax 7% .....           | €27,650 (£23,583)   |
| Notary fees (approx) .....      | €750 (£640)         |
| Land registry fees (approx) ... | €750 (£640)         |
| Legal fees (approx) .....       | €1,500 (£1,279)     |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,559)     |
| Remainder of deposit to 10% .....       | €36,500 (£31,131)   |
| Final Payment of 90% on completion .... | €355,500 (£303,206) |

\* 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

Charming and Exclusive Apartment in Estepona with Private Pool

GROUND FLOOR: Features an entrance hall, fully equipped kitchen with utility room, spacious living-dining area with direct access to a 60 m<sup>2</sup> terrace, which includes a private pool. Two bedrooms with two bathrooms; the master bedroom offers views and direct access to the property's pool.

SEMI-BASEMENT FLOOR: Covers 86 m<sup>2</sup> and includes a room, a third bathroom, and a patio that connects to the ground floor via an exterior staircase through the English courtyard. This floor also has direct access to the communal gardens.

GATED COMMUNITY: Offers communal gardens, a plaza, and a communal pool.

PROPERTY INCLUDES PRIVATE GARAGE SPACE

Located just 10 minutes from San Pedro de Alcántara and 20 minutes from Marbella. The urbanization is very peaceful, surrounded by other developments and villas.

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