

Ref: X21748



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143 m<sup>2</sup>

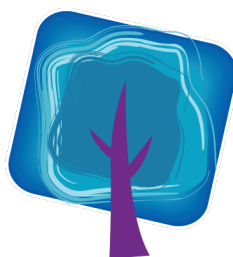


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Applied for



## Property Purchase Expenses

Property price .....	€389,950 (£331,399)
Transfer tax 7% .....	€27,297 (£23,198)
Notary fees (approx) .....	€750 (£637)
Land registry fees (approx) ...	€750 (£637)
Legal fees (approx) .....	€1,500 (£1,275)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,550)
Remainder of deposit to 10% .....	€35,995 (£30,590)
Final Payment of 90% on completion ....	€350,955 (£298,259)

\* 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

Let's skip the empty words you usually find in a property ad and stick to hard core facts, so listen to this:

Duplex penthouse in immaculate condition, refurbished in recent years.

Two south facing terraces with views beyond belief

Three bedrooms, two bathrooms and one guest wc

Private underground parking

Communal swimming pool and padel court

Great location in the heart of La Duquesa and yes the marina as well as the beaches, restaurants and bars are all within walking distance.

Optimal layout with the master bedroom upstairs and the guest rooms downstairs. Privacy at its best.

Gated community and alarm installed so security is optimal as well.

This one needs to be viewed on site. You will not be disappointed.

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