

# Frigiliana

## Duplex/Townhouse / Casa adosada

### €790,000

### Ref: X22216



3



3



309 m<sup>2</sup>



162 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€790,000 (£665,496)
Transfer tax 7% .....	€55,300 (£46,585)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,527)
Remainder of deposit to 10% .....	€76,000 (£64,022)
Final Payment of 90% on completion ....	€711,000 (£598,946)

\* 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

GREAT OPPORTUNITY! Bright and spacious house located in the sought after area of Puerto Blanquillo in Frigiliana, with un interrupted views over the valley towards Nerja and the Mediterranean Sea. The house is on a corner plot and has two independent entrances. This property has a lot of potential since there is the opportunity to build in the basement and create another separate apartment with its own access. Also, with a great rental potential to rent the apartment separately and live in the house above or rent the property as a whole. The property consists of three large bedrooms with fitted wardrobes and one of them has an en suite bathroom. On the first floor is the fully equipped kitchen, porch at the entrance, toilet, living room with fireplace and direct access to terrace and staircase that goes down to the pool. There is also another large living room with direct access to another terrace and pool. At the entrance of the house there are two private parking spaces. Finally, on the last floor there is a small garden with views of the sea and the mountain of the Sierra Almijara. In a prestigious location, very close to the village of Frigiliana which is easily walkable, and a bus stop within 50m to Nerja. With good transport connections to malaga airport and Granada.

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