

# Nerja

## Duplex/Townhouse / Casa adosada

### €399,000

### Ref: X22239



4



3



218 m²



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€399,000 (£336,118)
Transfer tax 7% .....	€27,930 (£23,528)
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% .....	€36,900 (£31,085)
Final Payment of 90% on completion ....	€359,100 (£302,506)

\* 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**

Beautiful and spacious semi-detached house in a quiet cul-de-sac in Flamingo Urbanization. It has a constructed area of 162 m2 on a 218 m2 plot, large outdoor space with terrace and barbecue area. Space to build a swimming pool. It is distributed in three plants. On the ground floor, we find an entrance hall, toilet, independent and fully equipped kitchen and living room - dining room. On the upper floor, there are two bedrooms and two bathrooms. The master bedroom has an ensuite bathroom and access to a balcony with beautiful views of the sea and Nerja.

In the basement, there is a large open space that offers many options, a gym, a play area, etc. Possibility of making two bedrooms with independent entrance. It currently has access by stairs from the ground floor. It also has a large and sunny roof terrace with panoramic views. Car space for one car on the property. Air conditioning in the living room, bedrooms and basement. Very bright house with skylight on the roof.

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