

Nerja

Duplex/Townhouse / Casa adosada

€870,000

Ref: X22260



3



4



140 m²



113 m²



✓



Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



spanish
property
CHOICE

Property Purchase Expenses

Property price	€870,000 (£733,062)
Transfer tax 10%	€87,000 (£73,306)
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 (£2,528)
Remainder of deposit to 10%	€84,000 (£70,778)
Final Payment of 90% on completion	€783,000 (£659,756)

* 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

We would like to tell you about this exciting new development promotion in the Capistrano area of Nerja. It consists of a set of 17 townhouses, perfect for families, as they feature 3 bedrooms, one of which is on the ground floor for easier access. Additionally, there are 3 bathrooms and 1 guest toilet, which is ideal for greater comfort. The structure is robust, made of reinforced concrete, and complies with all current regulations. The facade has an attractive design, with an enclosure that includes thermal insulation, helping to maintain a pleasant temperature indoors. As for the finishes, the flooring is high-quality porcelain stoneware, both in the main areas and on the non-slip terraces. The bathrooms are equipped with high-quality tiles and feature a drop ceiling in the main bathroom. The exterior carpentry is made of lacquered aluminum, with double glazing for better insulation and automated blinds in the bedrooms and living room. Security is also covered with high-quality metal entrance doors and built-in wardrobes. For comfort, each home has ducted air conditioning and sanitary hot water through high-efficiency heat pumps. The electrical installation is modern and complies with all regulations, including complete telecommunications. The kitchens come furnished and equipped with essential appliances, and the bathrooms have glass screens and under-sink furniture. Additionally, each home has an individual basement and an extra guest toilet. Outside, you will enjoy a space with artificial grass, a swimming pool, and a steel shower, perfect for relaxing and enjoying the climate of Nerja. There is also a communal garage with 2 parking spaces per home.

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