

# Nerja

## Apartment / Apartamento

€330,000

Ref: X22365



1



1



55 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://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 .....	€330,000 (£281,457)
Transfer tax 7% .....	€23,100 (£19,702)
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% .....	€30,000 (£25,587)
Final Payment of 90% on completion ....	€297,000 (£253,311)

\* 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**

Located in the highly desirable Edificio Verdemar, this superb one-bedroom apartment boasts stunning sea views and an unbeatable coastal setting.

Situated on the second floor with lift access, the apartment features a secure communal garden and pool area overlooking the picturesque bay, perfect for relaxing or soaking up the sun.

Inside, the bright and airy lounge/dining area flows seamlessly into a stylish open-plan kitchen, recently renovated with sleek granite countertops. The twin bedroom is generously sized, and the modern shower room offers comfort and convenience with contemporary finishes.

Step through double-glazed sliding doors onto the southwest-facing terrace, where you can enjoy panoramic views and glorious afternoon sunshine.

Additional features include air conditioning and high-speed fiber internet, making this an ideal holiday home or investment property.

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