

# Estepona

Apartment / Apartamento

€995,000

Ref: X22402



3



3



58 m<sup>2</sup>



118 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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property  
CHOICE

## Property Purchase Expenses

Property price .....	€995,000 (£856,198)
Transfer tax 7% .....	€69,650 (£59,934)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,291)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,582)
Remainder of deposit to 10% .....	€96,500 (£83,038)
Final Payment of 90% on completion ....	€895,500 (£770,578)

\* 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

This residence is part of an exclusive beachfront complex that offers an extensive range of sports facilities, including a gym, paddle tennis, indoor and outdoor swimming pools and a spa. You can enjoy an active lifestyle and at the same time create peace and quiet in peaceful surroundings. The apartment is tastefully furnished with care and attention to every detail. It offers an open floor plan with generous living areas, including a spacious living room with direct access to an expansive terrace that opens to the sea view and the morning sun. The kitchen, equipped by Gunni & Trentino with modern Gaggenau appliances, is a cooking enthusiast's dream.

The home has three spacious bedrooms, all with generous wardrobes. The master bedroom has an en suite bathroom with shower and a walk-in closet. The two other bedrooms share an elegant bathroom with a bathtub. All bedrooms have access to the private garden which offers west exposure with afternoon and evening sun. There are AC as well as underfloor heating in the whole apartment. The property includes 2 garage spaces and a large storage room. What really distinguishes this apartment is its harmonious integration with the surrounding nature and its unique design. The architect Rafael de La-Hoz has created an atmosphere where no visual obstacles interfere with the fantastic sea view. The light flows freely through the panoramic windows and provides uninterrupted contact with the scenic surroundings.

The location is perfect, on the beach and close to golf courses, shopping areas, restaurants and the new hospital. Here you have everything within easy reach, making this the ideal home for both relaxation and as a base for your adventures.

The urbanisation has direct access to the beach and blends naturally into the Mediterranean coastal environment, and with 24-hour security, the area is both safe and provides peace of mind. Welcome to your dream by the sea.

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