

Velez-Malaga

Duplex/Townhouse / Casa adosada

€330,000

Ref: X22499



3



2



104 m²



110 m²



Consumption
G

Emissions
Applied for

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**spanish
property**
CHOICE

Property Purchase Expenses

Property price	€330,000 (£284,625)
Transfer tax 7%	€23,100 (£19,924)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,294)

Standard form of payment

Reservation deposit	€3,000 (£2,588)
Remainder of deposit to 10%	€30,000 (£25,875)
Final Payment of 90% on completion	€297,000 (£256,163)

* 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 charming and bright townhouse is ideally located just a 10 minute walk from the beach, with easy access to local schools, restaurants, and shops. Whether you're looking for a permanent home or a holiday retreat, this property has everything you need for comfortable, modern living.

Ground Floor:

- Spacious and bright living/dining area with direct access to a private BBQ area, perfect for outdoor entertaining.
 - Fully equipped kitchen with plenty of counter space and storage.
 - Convenient powder room for guests.
- Upstairs:

- Three well-sized bedrooms, all with ample natural light.
 - Master bedroom with a private ensuite for added comfort and privacy.
 - Plenty of built-in closet space throughout.
- Additional Features:

- Front entry with an inviting east facing outdoor porch area, ideal for relaxing.
- External carport for parking.

- Access to a community swimming pool, perfect for hot summer days.

This townhouse is move-in ready, offering a perfect blend of convenience, comfort, and coastal living, while only a short 20 minute drive from Malaga Centre. Whether for permanent living, a holiday retreat or an investment, don't miss the opportunity to make this beautiful property yours!

About Benjarafe:

Nestled along the stunning coastline of the Axarquía region, Benjarafe boasts a relaxed beach-town vibe, with miles of beautiful sandy beaches perfect for sunbathing, swimming, or enjoying local seafood at the beachfront chiringuitos (beach bars). The town's small but thriving center features a variety of local shops, cafes, and restaurants where you can enjoy delicious tapas, fresh fish, and regional specialties.

Whether you're looking for a holiday retreat, a permanent residence, or an investment opportunity, Benjarafe has something to offer everyone. Explore this hidden gem on the Costa del Sol and experience the best of Andalusia!

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