

# Fuengirola

Duplex/Townhouse / Casa adosada

€625,000

Ref: X22567



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301 m<sup>2</sup>



301 m<sup>2</sup>



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Tel: +34 950 615 388  
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## Property Purchase Expenses

Property price .....	€625,000 (£539,313)
Transfer tax 7% .....	€43,750 (£37,752)
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 (£2,589)
Remainder of deposit to 10% .....	€59,500 (£51,343)
Final Payment of 90% on completion ....	€562,500 (£485,381)

\* 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

Impressive semi-detached house in Torreblanca, Fuengirola. Built in 2019 but never lived in. It combines modern design and comfort in a privileged setting within a quiet, gated complex of just 15 homes, with all the necessary amenities at hand. It is close to shopping areas, schools, a port, and golf courses, and a 20-minute walk from Torreblanca beach.

Situated in an elevated position, it offers spectacular views of the sea and the beautiful Mijas mountains as a stunning backdrop. Its south-facing orientation provides the most suitable amount of sunlight throughout the year, being particularly beneficial in winter when the days are shorter and the sun is lower on the horizon. While in summer the sun is higher and direct sunlight is minimal, offering greater energy efficiency and thermal comfort.

Entering the house from street level, you'll find a kitchen to be furnished and equipped by the new owners, a living-dining room, a guest toilet, and a large terrace with sweeping views.

Up to the first floor, you'll find a large attic bedroom with access to two good-sized terraces and a spacious bathroom. Down to the first floor, you'll find three spacious bedrooms with plenty of natural light, one with an en-suite bathroom and the other two sharing a bathroom. All three bedrooms have access to a terrace with a staircase connecting it to the second floor patio.

On the second floor, there's a huge, completely open-plan basement for multiple uses.

The residence sets the standard for quality and level, built in 2019 with the best available materials and state-of-the-art technology. It features underfloor heating throughout, aerothermal heating, central air conditioning with individual thermostats, electric blinds, double-glazed windows, a water tank, an anti-limescale filter, and much more.

There is a private elevator that serves 4 floors, but it is disabled. You only need to book the service to activate it. The elevator goes from the garage on the second floor to the attic room on the first floor.

This property has an underground garage for at least 3 cars. There is also covered parking with a pergola at street level at the entrance of the house, and a beautiful communal area with a pool.

Just a 20-minute drive from Malaga Airport takes you to Fuengirola, one of the most popular destinations on the Costa del Sol.

In addition to this option, we have a second property within the same development, reference SPCRM3294:

<https://strandproperties.com/es/for-sale/semi-detached-house-fuengirola/SPCRM3294/>

Please feel free to request more information and arrange a viewing.

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