

# Estepona

## Duplex/Townhouse / Casa adosada

### €379,000

### Ref: X22595



2



2



120 m<sup>2</sup>



✓



✓



Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€379,000 (£326,888)
Transfer tax 7% .....	€26,530 (£22,882)
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% .....	€34,900 (£30,101)
Final Payment of 90% on completion ....	€341,100 (£294,199)

\* 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

Bright and Cozy Townhouse in El Paraíso – Ideal for Living or Investment

Discover this charming 2-bedroom, 2-bathroom townhouse spread over two floors, located in one of the most sought-after areas of the Costa del Sol: El Paraíso, in urbanisation Altos del Paraíso. This property stands out for its natural light, comfort, and excellent location — perfect as a permanent residence or a high-return investment.

On the upper floor, you'll find a spacious bedroom, a full bathroom, and a lovely terrace with views of the communal pool and partial sea views. It's the perfect spot to enjoy the Mediterranean climate year-round.

The ground floor features the second bedroom, another full bathroom, a cozy living room with a fireplace, and a fully equipped kitchen. From the living room, there is access to another terrace with direct access to the communal garden and pool — an ideal setting for relaxation and outdoor living.

The price includes a parking space conveniently located near the entrance of the townhouse.

Located in a peaceful residential complex yet close to all essential amenities and just 15 minutes from Estepona and 20 minutes from Marbella town center.

A bright, well-located property with great potential.

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