

Los Lobos

Apartment / Apartamento

€69,950

Ref: B2014

SOLD



2



2



77 m²



✓



10 min.



✓



✓



Consumption
E - 137kW

Emissions
E - 27kg

Tel: +34 950 615 388
www.spanishpropertychoice.com



spanish
property
CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Ref: B2014 — <https://www.spanishpropertychoice.com/B2014>

Property Purchase Expenses

Property price	€69,950 (£60,049)
Transfer tax 7%	€4,897 (£4,203)
Notary fees (approx)	€750 (£644)
Land registry fees (approx) ...	€750 (£644)
Legal fees (approx)	€1,500 (£1,288)

Fees and Taxes

Communal fees	€60.94 per month
IBI property tax	€188.02 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,575)
Remainder of deposit to 10%	€3,995 (£3,430)
Final Payment of 90% on completion ...	€62,955 (£54,044)

* 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

SOLD MARCH 2024

This lovely first floor apartment located on the popular community of Carpe Diem in the small friendly village of Los Lobos, which is just a 10 minute drive away from the beaches.

The local area has many facilities including a bar/restaurant, a filling station and a small convenience store meaning most of your basic needs are taken care of.

The fully gated community offers well maintained communal areas, a large communal swimming pool and an allocated underground parking bay of 22 sqm included in the sale.

The property is accessed via a set of stairs and also has access to a communal roof solarium where you can enjoy the fantastic views of the surrounding village and mountains.

Internally the property has an open plan design with the living room, dining area and kitchen being one very spacious open space.

To the front of the apartment are patio doors leading out onto a covered terrace which overlooks the swimming pool and enjoys the afternoon sun.

The kitchen comes with a good amount of storage units and white goods, a glass door leads out to the utility terrace which is also great for additional storage.

There are two double bedrooms with fitted wardrobes, with one bedroom having access to an en-suite shower.

There is also a fully fitted family bathroom.

A lovely property in an ideal location, contact us today to arrange a viewing.

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