

# Valle del Este Golf

Duplex/Townhouse / Casa adosada

€135,000

Ref: B2095

RESERVED



2



1.5



115 m<sup>2</sup>



✓



✓



✓



12 min.



Consumption  
G - 259kW

Emissions  
E - 45kg

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Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€135,000 (£114,099)
Transfer tax 7% .....	€9,450 (£7,987)
Notary fees (approx) .....	€750 (£634)
Land registry fees (approx) ...	€750 (£634)
Legal fees (approx) .....	€1,500 (£1,268)

## Fees and Taxes

Communal fees .....	€86.29 per month
IBI property tax .....	€398.59 per annum
Refuse fees .....	€157.93 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,536)
Remainder of deposit to 10% .....	€10,500 (£8,874)
Final Payment of 90% on completion ....	€121,500 (£102,689)

\* 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

\*\*\*RESERVED JULY 2024\*\*\*

An extremely well presented two bedroom duplex, located on Palmera Golf Urbanisation on the renowned golf course of Valle del Este.

This is an established golfing community offering a 4-star spa hotel, restaurants and bars, which residents and guests are able to use.

Due to location, you are close to the town of Vera, where it is possible to enjoy all the amenities that you would need and within 15 minutes of the golden beaches of Mojacar and Vera Playa.

Looking ahead, the completion of the Murcia - Almeria, Mediterranean Corridor high-speed rail link in 2026 will enhance connectivity. With new stations in Lorca and nearby Vera, residents will enjoy easy travel to other regions of Spain with reduced travel time.

Access to the property is via the main front entrance and also via a gateway from the pool areas which lead directly into your private garden space.

From the main entrance, you enter a hallway.

Immediately on your right is the guest bathroom.

Moving on you have the kitchen, which is a compact area and is connected to the dining area. It is a modern space with ample storage and a newly fitted silestone work surface.

From here you have a utility area.

Then onto the dining area, this is a lovely space and ideally it is open to the living room via a slatted half wall.

Moving on down a small set of stairs you then reach the living room.

This is a lovely large light space thanks to the double glass doors which will take you out directly to your private garden and terrace area. This space is ideal for soaking up the warm sunshine and enjoying al fresco dining.

From here you have views over the golf course and distant sea views. Ideally, you also have easy access to the two pools that the community offers.

Returning to the hallway, stairs will take you to the first floor.

Here you have the first of the double bedrooms. It is a light space, offering fitted wardrobes and views to the pool areas.

Next is the newly installed, fully tiled bathroom with a large walk in shower and vanity unit.

Then a further set of stairs will take you to the second bedroom. Again this is a lovely light space, with fitted wardrobes and views to the front of the property.

Finally, a further flight of stairs will take you to the lovely roof solarium.

This space is an ideal seating area and has a built in bar! Ideal for those lovely summer evenings. The views from here are lovely, with both the pool and the countryside.

The property offers an underground parking space and trastero - ideal for storage.

The vendor has advised that they enjoy fibre optic internet in the property.

Contact us today to arrange a viewing on 0034 950 615 388.