

# Valle del Este Golf

Duplex/Townhouse / Casa adosada

€220,000

Ref: B2168



3



2.5



131 m²



121 m²



✓



✓



✓



Consumption  
E - 140kW

Emissions  
D - 25kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€220,000 (£188,474)
Transfer tax 7% .....	€15,400 (£13,193)
Notary fees (approx) .....	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx) .....	€1,500 (£1,285)

## Fees and Taxes

Communal fees .....	€130.77 per month
IBI property tax .....	€556.50 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,570)
Remainder of deposit to 10% .....	€19,000 (£16,277)
Final Payment of 90% on completion ....	€198,000 (£169,627)

\* 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 is an opportunity to acquire a three bedroom, three bathroom (one being a guest closet) in the beautifully kept urbanisation of Agave Real on the Valle del Este golf course.

Agave Real itself is a meticulously kept urbanization, known for its commitment to maintaining green spaces and providing residents with a secure and pleasant environment. The Valle del Este golf course, with its challenging yet picturesque layout, is a golfer's paradise, offering a lifestyle that seamlessly blends leisure and luxury.

Access to the property takes you into a large open plan living area.

On your left hand side, you have the separate kitchen, offering storage space with both wall and base units and standard white goods.

From here there is a utility area, ideal for the washing machine and storage.

Next to this is the guest bathroom.

Moving into the living area.

This is a large space, with ample room for a dining table and chairs, and lounge furniture.

The space is light thanks to the large glass doors taking you out to the private terrace and garden area.

Again this is a large area with room for external furniture. Following on from here there is a garden area, with steps which takes you to the communal pool.

The pool is large and is ideal for those wanting to do their lengths!

The area around the pool is well maintained with established garden areas. Once again, you have views over the golf course.

Returning to the living area, stairs from here will take you to the first floor, where you have your three bedrooms, one being en-suite and the family bathroom.

There is a large landing from where you access all the rooms.

The family bathroom is a good size, offering a large walk in shower and natural light from the window.

The first bedroom, currently being used as a twin, has fitted wardrobes and a glass door taking you out to a private terraced area with views over the golf course and lake.

The same terrace area is also accessed via the master bedroom. Here there are two sets of fitted wardrobes and an en-suite bathroom, offering a small bathtub with overhead shower, vanity unit and large mirror.

The final bedroom again is a light space, thanks to the glass doors taking you to your private terrace with views over the community.

Both of the terraces are large enough for a table and chairs and will allow you to enjoy the views and peace and quiet.

The property also has an underground allocated parking space.

Contact us to arrange a viewing.