

# Palomares

Duplex/Townhouse / Casa adosada

€133,000

Ref: B2207



2



2



81 m<sup>2</sup>



99 m<sup>2</sup>



✓



✓



3 min.



Consumption  
E - 148kW

Emissions  
E - 28kg



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Ref: B2207 — <https://www.spanishpropertychoice.com/B2207>

## Property Purchase Expenses

Property price .....	€133,000 (£112,265)
Transfer tax 7% .....	€9,310 (£7,859)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,266)

## Fees and Taxes

Communal fees .....	€86.66 per month
IBI property tax .....	€169.99 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,532)
Remainder of deposit to 10% .....	€10,300 (£8,694)
Final Payment of 90% on completion ...	€119,700 (£101,039)

\* 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

RECENTLY REDUCED. OPEN TO ACCEPT SENSIBLE OFFERS!

This is a beautifully presented duplex, offering two bedrooms and two bathrooms, offering an ideal opportunity to purchase as either a permanent home or a lock up and leave holiday home in Palomares.

As soon as you enter the community, you can see that it is maintained to a very high standard, with established grounds including plants, trees, large adult communal swimming pool as well as a shallow children's pool.

The property can be accessed via the pool area along a communal walkway or from the rear terrace with a gate directly onto the street.

To the front of the property and with direct access to the swimming pool is where you will find your South facing terrace, an area large enough to house your table and chairs, enabling you to soak up the warm sunshine and watch the world go by.

From here you access a light and bright living/dining area, a lovely area to relax after a full day of exploring and fun!

A hallway leads down past a convenient downstairs bathroom, offering a walk in shower. Along here, you also have a large walk in pantry/cupboard, with an electric socket. Then through into the recently renovated, bespoke kitchen which is installed with ample storage cabinets and modern electrical goods.

The kitchen is conveniently connected to the rear parking area, which, many owners utilise as an additional external living space, as due to it's size and privacy, allows further al-fresco living and dining.

The vendors have laid Astro Turf in this area, which brightens the space, in addition to adding two external storage units and a cupboard purposely built for the new gas boiler, fitted in 2024.

On the first floor you will find the first bedroom, spacious and comfortable, overlooking the rear of the property.

The family shower room has been recently upgraded with a large walk in shower.

The main bedroom has glass doors that open up to your private terrace area. From here you have both pool and community views.

Finally you have your private roof space. This is accessed via internal stairs and offers 2 further terraces where you can take in the incredible views of the surrounding town, sea and countryside. The south side of the terrace comes with integrated shutters which can be pulled down for shade and privacy.

This is a lovely property, on a well maintained community.

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

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