

# Palomares

## Duplex/Townhouse / Casa adosada

### €133,950

### Ref: B2235

### SOLD



2



2



81 m²



99 m²



✓



✓



3 min.



Consumption  
E - 118kW

Emissions  
E - 21kg

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## Property Purchase Expenses

Property price .....	€133,950 (£112,221)
Transfer tax 7% .....	€9,377 (£7,855)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,257)

## Fees and Taxes

Communal fees .....	€86.67 per month
IBI property tax .....	€162.94 per annum
Refuse fees .....	€157.32 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,513)
Remainder of deposit to 10% .....	€10,395 (£8,709)
Final Payment of 90% on completion ....	€120,555 (£100,999)

\* 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 2025 \*\***

This duplex offers two bedrooms and two bathrooms, with ample terrace areas, on a small community of Las Haciendas 1 in Palomares.

The community is very well maintained and offers grassed areas with trees to sit and soak up the sunshine and also a communal swimming pools, one adults and one children.

Access to the property, via a communal walkway, leads to your own gate.

From here, a couple of steps take you to the first of your terraces.

This is an ideal space for table and chairs for the al fresco lifestyle the area offers.

Entering the property, you enter the living/dining area.

This is a light bright area and sufficiently large enough for all the necessary furniture to cater for both functions. Here ceiling fan lights maintain an ambient temperature.

Moving on from here you have the family bathroom, with a walk in shower.

Then you reach the large kitchen area.

This again is a light and airy space, offering ample storage and white goods. A door from here takes you to an area that has different uses.

It can be another ground floor terrace area for enjoying outside life, or alternatively, it can be used as a parking area.

Located from the kitchen is a useful storage cupboard.

Next to this you have the stairs to take you to the first floor and the bedrooms and second bathroom.

Immediately to your left you have a good size double bedroom.

Moving on you reach the family bathroom, with bathtub, overhead shower and glass curtain.

Next to this is the second good sized double bedroom, which has double glass doors taking you out to a terrace. Once again, this is a lovely size, allowing you to enjoy the warm temperatures that the area is noted for.

A further set of stairs will take you upto the solarium.

There are two glass doors, taking you to both sides of the property and offering different views.

The left hand side has views over the countryside and the Mediterranean Sea, the right hand side, offers views of the community, pool and distant countryside.

This is a lovely presented duplex, offering you ample space for permanent living or for a holiday home.

Contact us to arrange a viewing.