

# Valle del Este Golf

## Apartment / Apartamento

€87,000

Ref: B2252

**SOLD**



2



1



58 m<sup>2</sup>



✓



✓



✓



15 min.



Consumption  
F - 153kW

Emissions  
E - 28kg

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**Mojacar Office**  
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**Huércal-Overa Office**  
Carretera Estación 143

**Mijas Costa Office**  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

|                                 |                   |
|---------------------------------|-------------------|
| Property price .....            | €87,000 (£75,281) |
| Transfer tax 7% .....           | €6,090 (£5,270)   |
| Notary fees (approx) .....      | €750 (£649)       |
| Land registry fees (approx) ... | €750 (£649)       |
| Legal fees (approx) .....       | €1,500 (£1,298)   |

## Fees and Taxes

|                        |                   |
|------------------------|-------------------|
| Communal fees .....    | €47.85 per month  |
| IBI property tax ..... | €200.00 per annum |
| Refuse fees .....      | €205.60 per annum |

## Standard form of payment

|   |                   |
|---|-------------------|
| Reservation deposit .....               | €3,000 (£2,596)   |
| Remainder of deposit to 10% .....       | €5,700 (£4,932)   |
| Final Payment of 90% on completion .... | €78,300 (£67,753) |

\* 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\*\***

A first floor 2 bedroom, 1 bathroom apartment located in the very sought after golf resort of Valle del Este. The resort has become renowned for its beautiful palm lined streets, 4\* Hotel, restaurants, bars, Spa, paddle courts, easy access to the A7 motorway and local town of Vera. A short drive to Mojacar, Garrucha and Vera Playa also means you are close to various coastal towns which offers all year round living.

This key turn ready property is situated within a well maintained community, consisting of a large communal swimming pool, gardens and off road gated parking where an allocated space comes included with the sale.

Direct street access leads to the communal staircase, the West facing property has a gated terrace which boasts fantastic countryside and mountain views and enough space for a table and chairs.

Internally the home consists of a living and dining area with patio doors onto the terrace. An open archway leads into the compact kitchen, with ample floor and wall cabinets and granite worktops with a full size window flooding the room with natural light.

The family bathroom has a marble finish, full size bathtub with overhead shower, toilet, sink basin with a built in wall mirror and space for additional storage cabinets.

There are 2 bedrooms, the first having twin beds and built in wardrobes where as the second room has a double bed, glass door onto the terrace and also comes with built in wardrobes.

An ideal lock up and leave holiday home, permanent property or rental investment.

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