

# Valle del Este Golf

## Apartment / Apartamento

€128,000

Ref: B2311

RESERVED



2



2



99 m<sup>2</sup>



75 m<sup>2</sup>



✓



✓



✓



Consumption  
G - 174kW

Emissions  
E - 29kg

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## Property Purchase Expenses

Property price .....	€128,000 (£110,758)
Transfer tax 7% .....	€8,960 (£7,753)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

Communal fees .....	€91.32 per month
IBI property tax .....	€272.92 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€9,800 (£8,480)
Final Payment of 90% on completion ....	€115,200 (£99,683)

\* 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 JUNE 2025\*\***

This charming 2 bedroom, 2 bathroom ground floor apartment offers a rare opportunity to live in one of the most sought-after locations at Valle del Este Golf Resort.

Designed for comfort and style, this apartment is the ideal choice for those seeking a tranquil retreat with modern amenities.

The spacious open-plan living area is filled with natural light, creating a warm and inviting atmosphere throughout.

The fully equipped kitchen seamlessly connects to the dining and living areas, perfect for both everyday living and entertaining guests and consists of ample wall storage units.

Both bedrooms are generously sized, offering plenty of storage and space to unwind.

The primary bedroom features its own en-suite shower room, while the second bedroom is conveniently located alongside the second shower room.

Step outside from the lounge to your private terrace and garden via opening patio doors, where you can enjoy a spacious terrace which is fitted with sun awnings as well as a gravelled garden for sunbathing and ideal for pets or children.

The apartment's ground-floor position provides easy access to the lovely community areas, including 4 communal swimming pools and beautifully maintained gardens, making it the perfect spot for relaxation.

An underground parking space and storage room make this property an incredible buy in the current market.

The property is being sold fully furnished with soft furnishings also, making it an ideal lock up and leave holiday home, or permanent residence.

Ideally, it could also be an investment property for rentals, as the area is sought after by holiday makers, golfers and also long term clients.

Contact us today to arrange a viewing of this charming property

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