

# Palomares

## Duplex/Townhouse / Casa adosada

# €125,000

### Ref: B2312

## RESERVED



2



2



84 m<sup>2</sup>



91 m<sup>2</sup>



✓



✓



3 min.



Consumption  
E - 113kW

Emissions  
D - 22kg



# spanish property CHOICE

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**Ref: B2312 — <https://www.spanishpropertychoice.com/B2312>**

## Property Purchase Expenses

Property price .....	€125,000 (£105,204)
Transfer tax 7% .....	€8,750 (£7,364)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,262)

## Fees and Taxes

Communal fees .....	€88.00 per month
IBI property tax .....	€148.00 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,525)
Remainder of deposit to 10% .....	€9,500 (£7,995)
Final Payment of 90% on completion ...	€112,500 (£94,683)

\* 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 APRIL 2025\*\***

We are excited to offer this charming two-bedroom, two-bathroom Duplex/Townhouse, located in the picturesque coastal town of Palomares.

Just a short walk to the vibrant town square and only 15 minutes on foot to the beach, this property is an ideal choice as a holiday home, rental investment, or a permanent residence.

Palomares is a thriving agricultural town with a wide range of amenities, including bars, restaurants, banks, supermarkets, and more.

The well-maintained community of Hacienda del Marques 1 offers secure, gated access and a beautiful swimming pool surrounded by lush gardens.

The property features a first terrace, easily accessible from the road. This area is perfect for outdoor dining or could even be used as parking for a small vehicle.

Four steps up take you to the fully fitted kitchen, which comes with modern white goods, ample storage space, and additional storage in the under-stairs cupboard.

On the ground floor, you will find a full-size shower room.

The spacious living and dining room is filled with natural light, and patio doors lead out to a front terrace, which is partially covered and offers a gated entrance into the communal grounds.

Upstairs, you'll find two generously sized bedrooms and a large family bathroom with a skylight.

The larger bedroom boasts patio doors that open onto a private terrace, leading to a staircase that takes you up to the fantastic roof terrace.

This space offers a wonderful seating area with scenic views – the perfect spot for relaxation.

Contact us to arrange a viewing.

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