

Palomares

Duplex/Townhouse / Casa adosada

€139,995

Ref: B2359



2



2.5



115 m²



103 m²



✓



5 min.



✓



Consumption
Applied for

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



**spanish
property**
CHOICE

Property Purchase Expenses

Property price	€139,995 (£120,844)
Transfer tax 7%	€9,800 (£8,459)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,295)

Fees and Taxes

Communal fees	€65.00 per month
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,590)
Remainder of deposit to 10%	€11,000 (£9,495)
Final Payment of 90% on completion	€125,996 (£108,759)

* 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

Attractive 2-Bedroom, 2.5-Bathroom Duplex with Private Solarium and Sea Views

We are pleased to present this well-proportioned 2-bedroom, 2.5-bathroom duplex arranged over two floors, complete with a private roof solarium.

The property is accessed via a gated private terrace, leading directly into a spacious and bright lounge, which features patio doors opening onto the front terrace. A separate, generously sized fitted kitchen offers plenty of storage and workspace.

Upstairs, you'll find two double bedrooms, both with ample built-in wardrobes. The master bedroom benefits from its own en-suite bathroom. In addition to the en-suite and family bathroom, there is also a convenient guest WC on the ground floor.

The private roof solarium, located on the top (third) floor, provides views of the surrounding mountains and the Mediterranean Sea - perfect for relaxing or entertaining.

Situated within walking distance of the village, where you'll find a selection of bars, restaurants, shops, a bank and a weekly street market. The beaches of Palomares are just a 2-minute drive away, with the popular beaches of Vera Playa and Mojácar also within easy reach.

Additional features include a dedicated underground parking space and access to two communal swimming pools - ideal for cooling off during the summer months.

Explore this property even before stepping inside. Click on the link for all available pictures and a full description of the property.

Click on the 'Video Play' button in the link for a virtual walk around tour.

To gain a better understanding of the location and its surroundings, click on the 'Show on Map' button below this description. Once the map is displayed, switch the view from the default map setting to 'Satellite.' This will show the exact location of the property and provide a bird's-eye view of the surrounding areas.

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