

Manilva

Apartment / Apartamento

€210,000

Ref: J19892



2



2



115 m²



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Consumption
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Emissions
Applied for

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Property Purchase Expenses

Property price	€210,000 (£179,800)
Transfer tax 7%	€14,700 (£12,586)
Notary fees (approx)	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx)	€1,500 (£1,284)

Standard form of payment

Reservation deposit	€3,000 (£2,569)
Remainder of deposit to 10%	€18,000 (£15,411)
Final Payment of 90% on completion	€189,000 (£161,820)

* 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

Fabulous 2 bedroom east facing apartment with a lovely terrace providing sea views, mountainside and surrounding landscape. The apartment is sold partly furnished and comes with a store room and underground private parking. Located in Duquesa Village, a beautifully maintained and secure urbanisation that benefits from 5 communal pools with nice gardens and a paddle tennis court. The urbanisation is very private and secure with 24 hour security at the main entrance. The popular Marina de la Duquesa is within walking distance or alternatively a few minutes drive via the internal roads. Marina de La Duquesa is a lovely Marina with a number of local and international bars, restaurants, cafés. The beach is also only a few minutes away. You could even follow the promenade and walk along the Casares coast to neighbouring Sabinillas. The beach promenade or paseo has a selection of quality tapas bars, restaurants, and beach chiringuitos offering a variety of local and international cuisine. The beach has been awarded the Blue Flag, a distinction awarded by the European Foundation for Environmental Education. The property is well presented with air-conditioning throughout but also gives the option for ceiling light fan in the lounge. Has fitted wardrobes, utility room and benefits from a generous sized covered terrace running the width of the property with access from the open plan lounge/dining room and master bedroom. The main terrace area has been fitted with glass curtains allowing use of this fabulous space with the stunning view all year round. As you enter the property into the reception area to your right are the entrances to the family bathroom and bedroom 2, directly in front is the kitchen and to your left are the entrances to the Master Bedroom with ensuite and open plan dining/lounge area. As you enter the open plan lounge / dining room you are immediately drawn to the wonderful sea and mountain views. The room is bright and airy with plenty of natural light emanating from the floor to ceiling glass sliding patio doors running the width of the room providing direct access to the terrace. The lounge has an L-shaped sofa and television unit. The dining area comfortably seats 4-6 people and is positioned under the generous sized kitchen hatch allowing for interaction when entertaining guests and ease of passing dishes through to the dining area. The covered terrace has plenty of space for entertaining, alfresco dining, BBQ or simply relaxing with a glass of wine admiring the peace and tranquillity the view offers. The terrace runs the width of the property with 2 access points 1) lounge 2) Master bedroom. The main terrace has been fitted with glass curtains allowing use of this wonderful space all year round. The fully fitted kitchen is designed in the shape of a horseshoe with plenty of work surfaces and cupboards circling 3 walls. On the far wall is the large window hatch allowing you to look into the open pla...

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