

Manilva

Apartment / Apartamento

€195,000

Ref: J19978



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130 m²



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Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€195,000 (£166,550)
Transfer tax 7%	€13,650 (£11,658)
Notary fees (approx)	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx)	€1,500 (£1,281)

Standard form of payment

Reservation deposit	€3,000 (£2,562)
Remainder of deposit to 10%	€16,500 (£14,093)
Final Payment of 90% on completion	€175,500 (£149,895)

* 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

This is a fabulous two bedroom ground floor apartment located in Duquesa Village. A great property in an excellent location. This is a lovely spacious apartment with a great sized terrace. This apartment is built to top quality specifications with air conditioning/heating, marble floors, fitted wardrobes, Jacuzzi style bath and fully fitted kitchen. The property comes with a parking space in the underground carpark and a lock-up storage room. As you walk in through the main door, you come to a large entrance hallway. Straight ahead you have a lovely archway leading to the lounge/dinner. To the right you have the main bedroom and en-suite bathroom and to the left you have the kitchen, family bathroom and second bedroom. The lounge /diner is very spacious. There are glass balcony doors that lead out to a large terrace. This is great for dining al fresco, relaxing and entertaining. Whilst the kitchen is not fully open plan, there is a hatchway from the kitchen to the lounge, making it nice and easier to pass out food to the dining area and great if you want to be cooking but also part of what is going on outside. For those who prefer an open plan style, this can easily be converted into an open-plan kitchen. The kitchen is fully fitted with a granite surface and a utility room. Both bedrooms are double bedrooms. The Master bedroom has an en-suite bathroom with a Jacuzzi style bath. It also has direct access out through glass patio doors to the main terrace. Imagine waking up in the morning, cup of tea in hand and walking straight out to your private terrace. Duquesa Village is excellently maintained and established urbanisation with mature communal gardens that offer all year round colour. Residents enjoy access to five communal swimming pools, sunbathing terraces and communal paddle tennis courts. There is also 24 hour security entrance in and out of the complex. Duquesa Village is located in the area of Duquesa Golf and internal roads connect it to the Marina de la Duquesa with its amenities, cafés, bars and restaurants. There are also local bars at Monte Duquesa which is 10 mins walk away. There are beautiful 'blue flag' status beaches in the area and some great mountain walks. Gibraltar is just 25 minutes away & Malaga just under an hour both having International airport access. Come View with me!

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