

Manilva

Apartment / Apartamento

€425,800

Ref: J19989



2



2



177 m²



128 m²



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Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€425,800 (£366,286)
Transfer tax 7%	€29,806 (£25,640)
Notary fees (approx)	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx)	€1,500 (£1,290)

Standard form of payment

Reservation deposit	€3,000 (£2,581)
Remainder of deposit to 10%	€39,580 (£34,048)
Final Payment of 90% on completion	€383,220 (£329,657)

* 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

A fabulous modern penthouse apartment in La Paloma, Manilva, with stunning sea views. The first thing that struck me upon entering this apartment was the fabulous sea view from the living room. The apartment keeps on giving, as there are also sea views from every bedroom. As you walk into the apartment, you come to a fantastic modern, open-plan living area with a fully fitted open-plan kitchen with breakfast bar. The living room leads out to a private terrace with stunning, uninterrupted sea views. There is an electric awning on the terrace, which gives you the option to bask in the sun or relax in the shade. Sit out here, enjoy a meal, and just soak in the incredible surroundings. There are two bedrooms; both bedrooms are ensuite, and there is a guest toilet. The main bedroom has glass balcony doors leading out to the terrace. The view is spectacular. You can see the sea whilst lying in bed. Enjoy stretching your eyes in the morning with this unbeatable view. The second bedroom has a large window, and from here too, you can see the sea. This apartment is built to top quality specifications a fully fitted kitchen with top-of-the-line Neff appliances and silestone worktop, ceramic floors, high ceilings, a feature fireplace, under-floor heated ensuite bathrooms, pre-installed fibre optic cabling, Toshiba air-conditioning, and an air source heat pump, 75% energy-saving, hot water systems throughout. The present owners have put in some fabulous wardrobes, creating a lot of additional storage space. The large terraces have one-way obscured glazing to enhance privacy. apartment has a separate storeroom and underground parking space. The communal area is fabulous, with 2 large swimming pools and a 260 m2 state-of-the-art wellness area featuring two indoor pools, a sauna, a lounge area, and a gym. The complex is located just 200 metres from the sandy beaches of Punta Paloma and Manilva and is only 10 minutes from the centres of Puerto de La Duquesa & Torreguadiaro. The immediate location with local restaurants, amenities, and beaches make this an attractive holiday location, with the exclusive Polo resort of Sotogrande also nearby. We thoroughly recommend a viewing. Come view with me! More photos coming soon!

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