

Manilva

Apartment / Apartamento

€240,000

Ref: J20469



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91 m²



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Consumption
G

Emissions
Applied for

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property
CHOICE

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Property Purchase Expenses

Property price	€240,000 (£199,728)
Transfer tax 7%	€16,800 (£13,981)
Notary fees (approx)	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx)	€1,500 (£1,248)

Standard form of payment

Reservation deposit	€3,000 (£2,497)
Remainder of deposit to 10%	€21,000 (£17,476)
Final Payment of 90% on completion	€216,000 (£179,755)

* 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 beautifully presented, fantastically positioned penthouse in a highly desired urbanisation near Puerto de la Duquesa. Located on the top floor, this property has a lovely view of the Mediterranean Sea. The urbanisation is fantastically maintained and well-established with lift access to all floors and underground parking, beautiful communal gardens and swimming pool. The best thing about the urbanisation is that you can enjoy the fabulous pool and gardens yet literally be in the centre of town. You are close to all amenities and walking distance to the medical centre, sports centre, fabulous Sabinillas promenade, beaches and the Marina de la Duquesa. The property has a generously sized open-plan living and dining area with access out onto the main south-east facing terrace. A wonderful spot to dine al fresco whilst soaking in the sea view. There are two bedrooms, both of which are double bedrooms and there is air-conditioning throughout. The main bedroom has a window looking out to the terrace and with sea views in the distance. The second bedroom offers a Juliette balcony and a view over the communal gardens and pool. There are two bathrooms, one of which is an en-suite to the master bedroom with a bath, and the other independent with a shower. The property is being sold with a private underground parking space and storeroom. Surrounding areas include the town of San Luis de Sabinillas which is just a five minute walk away. Sabinillas offers all you may need in terms of amenities including supermarkets, pharmacies, cafes, sports centre and medical centre. It has a lovely promenade and beach. La Duquesa Marina is also just five minutes away, with a great atmosphere all year round there is a strong international community and lots of bars and restaurants. You are spoiled for choice in this excellent location. The Old Town of Estepona is only 10 minutes away and the sought after Sotogrande Marina only 10 minutes away. You can also take a 5 minute drive up to the white washed village of Manilva and explore neighbouring Casares. A fabulous property, come view with me.

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