

# Urbanizacion los Balcones

Duplex/Townhouse / Casa adosada

€119,950

Ref: V20020



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67 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€119,950 (£102,113)
Transfer tax 10% .....	€11,995 (£10,211)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,277)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,554)
Remainder of deposit to 10% .....	€8,995 (£7,657)
Final Payment of 90% on completion ....	€107,955 (£91,902)

\* 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 West Facing, Two Bedroom, Townhouse in St James Hill, a residential area of Villamartin, just a 5-minute walk to a major supermarket, popular bar/restaurant and La Fuente commercial centre just on from there. Golf courses at Las Ramblas, Campoamor and Villamartin are within a 5 minute drive radius; La Zenia Boulevard shopping centre approximately 10 minutes and beaches along the coast. The property comprises from a living room with stairs leading up to the first floor; separate fitted kitchen with door leading out to the rear patio area; cloakroom. On the first floor there are two double bedrooms, master with built-in wardrobes, both with air con units and a family shower room. Internal stairs lead up to the roof top solarium. The front garden provides off road parking and is paved and pebbled, allowing for easy maintenance. The property enjoys the use of a super communal pool area with plenty of sun bathing space from the grass surround, also has trees and shaded areas.

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