

# Guardamar del Segura

Duplex/Townhouse / Casa adosada

€374,950

Ref: V20263



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90 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€374,950 (£319,195)
Transfer tax 10% .....	€37,495 (£31,919)
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% .....	€34,495 (£29,366)
Final Payment of 90% on completion ....	€337,455 (£287,275)

\* 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 Stunning, Corner, East Facing, Three Bedroom Penthouse, Duplex Apartment in Guardamar del Segura is located at the port, on the 10th Floor, within a Secure Gated Community boasting luxury amenities. With a spacious 10m2 uncovered terrace and an expansive 74m2 private rooftop solarium, this residence offers unparalleled panoramic views across the river, the sea, pine forest, and mountains beyond. Inside, the property features fitted wardrobes in each of the three bedrooms, ensuring ample storage space, while air conditioning throughout ensures year-round comfort. Residents can enjoy leisure time in the communal swimming pool, tennis court, playground, and mini-golf area, all within the gated community. Parking is convenient with two private underground enclosed garages measuring 42m2 and 37m2 respectively, along with a private underground car parking space. The separate kitchen with an adjoining utility room adds practicality to the living space, while security is enhanced with a sturdy security door. Outdoor living is enhanced with a sun awning on the terrace, providing shade on sunny days. The property's prime location places it less than 500 meters from the beach and seafront, offering easy access to the coast's stunning amenities. Situated in Costa Blanca South, this residence is within easy reach of local amenities and facilities, making it an ideal choice for those seeking luxury living in a vibrant coastal community. Absolutely Remarkable Views! One not to be missed!!!

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