

# Urbanizacion los Balcones

€449,900

Apartment / Apartamento

Ref: V21638



3



2



90 m²



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€449,900 (£388,084)
Transfer tax 10% .....	€44,990 (£38,808)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,588)
Remainder of deposit to 10% .....	€41,990 (£36,221)
Final Payment of 90% on completion ....	€404,910 (£349,275)

\* 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 South East Facing, Three Bedroom, Penthouse Apartment on Las Ramblas Golf, is located on the outskirts of Villamartin, just a five-minute drive to a supermarket, a variety of bars and restaurants. The renowned La Zenia Boulevard shopping centre and beautiful sandy beaches of the Orihuela Costa are less than 10 minutes away. This modern 90m<sup>2</sup> build offers a bright and spacious open-plan living area, enhanced by triple sliding glazed doors in the lounge that lead out to a partly covered terrace, perfect for relaxing or dining al fresco, enjoying a countryside view. The stylish, modern fitted kitchen is complemented by a separate utility room for added convenience. The apartment boasts three double bedrooms, all with built-in wardrobes, while the master bedroom benefits from access to a private terrace. There are also two sleek and contemporary shower rooms, one of which is en suite. A true highlight of this property is the external access to an incredible private solarium, where you can take in a sea and countryside view. Additional features include air conditioning, a lift in the block, basement parking with a private storage room, and access to a stunning communal pool, along with the use of three additional pools. A fantastic opportunity to own a luxurious penthouse in this prestigious golf location on the Costa Blanca South.

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