

Urbanizacion los Balcones

Villa

€239,950

Ref: V22867



3



2



210 m²



90 m²



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€239,950 (£206,861)
Transfer tax 10%	€23,995 (£20,686)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Standard form of payment

Reservation deposit	€3,000 (£2,586)
Remainder of deposit to 10%	€20,995 (£18,100)
Final Payment of 90% on completion	€215,955 (£186,175)

* 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 West Facing, Three Bedroom, Detached Villa in La Florida is located within a popular residential area, just a 2 minute walk to the nearby commercial centre with a variety of amenities. The well-known Emerald Isle entertainment venue—with bowls club, restaurant, and pool—is just a couple of minutes away, while La Zenia Boulevard, stunning beaches, and several golf courses can be reached within a 10 minute drive. Beautifully presented throughout, this single-level villa offers a 90m² build on a 210m² low-maintenance tiled plot. A covered entrance terrace leads into a bright lounge/dining room featuring a cosy pellet burner, and an open-plan fitted kitchen with breakfast bar and adjoining utility room with direct outside access. There are three double bedrooms, the master with fitted wardrobes, and two sleek modern shower rooms, one of which is en suite. The exterior space includes a private splash pool, perfect for cooling off, while residents also have access to two well-maintained communal pools. Additional features include air conditioning, making this a comfortable home year-round. An ideal full-time residence, holiday home, or rental investment opportunity on the sought-after Costa Blanca South.

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