

# Estepona

## Duplex/Townhouse / Casa adosada

### €1,040,000

### Ref: X21338



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204 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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**spanish  
property**  
CHOICE

## **Property Purchase Expenses**

Property price .....	€1,040,000 (£885,872)
Transfer tax 7% .....	€72,800 (£62,011)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,278)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,555)
Remainder of deposit to 10% .....	€101,000 (£86,032)
Final Payment of 90% on completion ....	€936,000 (£797,285)

\* 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**

Located in the prestigious gated community of "Las Villas de Santa María," this home enjoys a privileged location in an elevated area, offering spectacular views of the sea, mountains, and golf course. Situated in a peaceful environment, it features 24-hour security and is just minutes away from key services and coastal access. This semi-detached house, spread across three levels, has been designed to provide comfort and spaciousness in every corner. The basement includes a private garage with space for several vehicles and storage.

On the main floor, you'll find a modern, spacious kitchen with a dining area, a guest toilet, and a cozy living room with a fireplace that connects directly to an east-facing terrace, offering unparalleled views of the sea and golf course.

The first floor features three bedrooms, including a master suite with an en-suite bathroom, a jacuzzi, and panoramic views of the sea, mountains, and golf course, along with an additional bathroom for the other two bedrooms.

The gated community offers a tranquil and exclusive environment with three communal swimming pools surrounded by extensive green areas. It is fully enclosed and provides 24-hour security, ensuring privacy and comfort for the whole family. Thanks to its prime location and unique views, this property represents an excellent opportunity both as a family home and as an investment with high rental potential during holiday and golf seasons.

Don't miss the chance to enjoy an exclusive lifestyle in a property with all the amenities – come and visit!

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