

# Estepona

## Duplex/Townhouse / Casa adosada

# €385,000

### Ref: X21365



3



3



40 m<sup>2</sup>



180 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



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Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€385,000 (£322,592)
Transfer tax 7% .....	€26,950 (£22,581)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,257)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,514)
Remainder of deposit to 10% .....	€35,500 (£29,745)
Final Payment of 90% on completion ....	€346,500 (£290,332)

\* 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

Discover this wonderful townhouse with large terrace and beautiful sea views located in Estepona! Located just 300 metres from the beach, this spectacular townhouse offers you the perfect combination of comfort, privacy and natural beauty. With a south-facing design, you will enjoy abundant natural light throughout the day and breathtaking views over the coast, Gibraltar and Africa.

The property features a fantastic terrace, at the level of the large living room, which connects to a spacious kitchen through a window that brings light and warmth to the space. The master bedroom is a true retreat, with its own private terrace that gives you access to a solarium of approximately 40 m<sup>2</sup>, equipped with a pergola, ideal to enjoy relaxing moments in the open air.

In addition, this property includes a private lift that connects the garage, where you will find a large independent space for two cars, with all the floors of the house, providing comfort and accessibility.

Located just 6 km from the picturesque centre of Estepona and 3 km from the fishing village of Sabinillas, you will be within walking distance of the Paseo Marítimo, where you can access numerous beach bars, the Puerto de la Duquesa and much more. Supermarkets are only 1 km away, making your day to day life easier.

The urbanisation is perfectly maintained and has attractive facilities, including an adult swimming pool, a children's pool, paddle tennis court and green areas, creating an ideal environment for the whole family to enjoy.

Don't miss the opportunity to visit this great property! Contact us for more details and to arrange a viewing - your new home awaits!

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