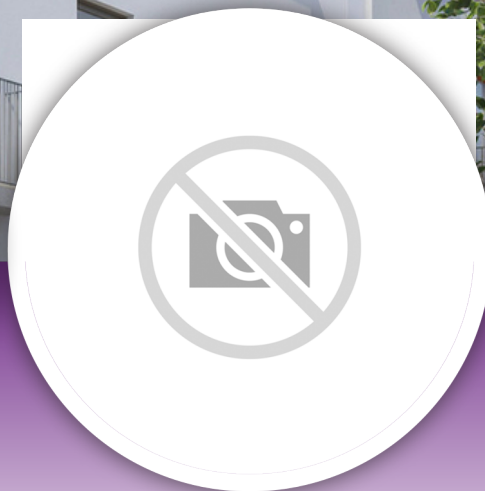
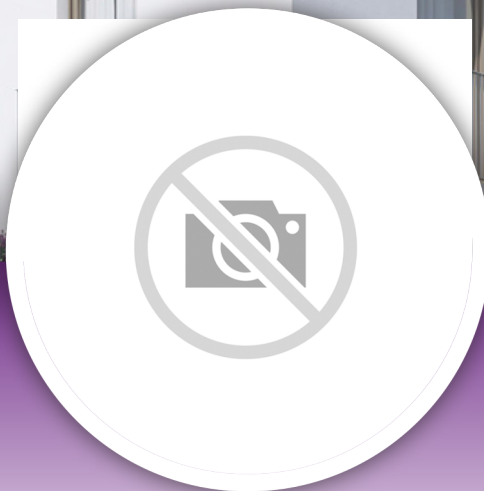


# Estepona

## Apartment / Apartamento

€410,000

Ref: X21879



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41 m<sup>2</sup>



Consumption  
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Emissions  
Applied for



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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 .....	€410,000 (£351,751)
Transfer tax 10% .....	€41,000 (£35,175)
Notary fees (approx) .....	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx) .....	€1,500 (£1,287)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,574)
Remainder of deposit to 10% .....	€38,000 (£32,601)
Final Payment of 90% on completion ....	€369,000 (£316,576)

\* 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

Luxury Building for Sale in the Historic Center of Estepona - Unique Opportunity

We present this exclusive building of 8 apartments and a commercial space on the first floor, located in the emblematic main street of the historic center of Estepona. Just 100 meters from the beach, this building combines luxury, comfort and an unbeatable location, offering an exceptional investment opportunity.

Outstanding Features:

- Premium Location: Located in the heart of the historic center, surrounded by services, stores, restaurants and within walking distance to the beach.

- Modern Design: Newly constructed building with high quality finishes including marble floors, double glazed windows and elevator.

- Bright Spaces: Seven homes designed to maximize comfort, with flexible layouts that allow for the possibility of bright spaces.

- Commercial Premises: Ground floor with a unique and spacious commercial space with a shop window facing the main street, ideal for any type of business.

- Technology and Security: Equipped with the latest technology in home automation, air conditioning system and 24/7 security.

- Integrated with the city: Some units have private balconies overlooking the city.

This building not only offers an enviable location, but also a first class construction, perfect for those seeking luxury and exclusivity in the heart of Estepona.

Don't miss the opportunity to acquire a unique property in one of the most sought after areas of the Costa del Sol! Contact us for more information and to schedule a visit.

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