

Velez-Malaga

Duplex/Townhouse / Casa adosada

€415,000

Ref: X22158



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203 m²



149 m²



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€415,000 (£349,596)
Transfer tax 7%	€29,050 (£24,472)
Notary fees (approx)	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx)	€1,500 (£1,264)

Standard form of payment

Reservation deposit	€3,000 (£2,527)
Remainder of deposit to 10%	€38,500 (£32,432)
Final Payment of 90% on completion	€373,500 (£314,636)

* 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 charming corner townhouse in the popular urbanization of Valle Niza offers a cozy home with a touch of Mediterranean flair. Spread over two floors and featuring a spacious rooftop terrace with lovely sea views, this property provides everything needed for comfortable living under the Andalusian sun. The ground floor includes a practical, well-equipped kitchen and a bright living-dining room with direct access to the terrace, perfect for outdoor meals or relaxing moments. A guest WC completes the layout on this level. On the first floor, you'll find the master bedroom with an en-suite bathroom and access to a private terrace, ideal for enjoying the fresh morning air. There are three additional bedrooms, offering space for family or guests, one of which also has access to the terrace. A second bathroom is also available. The home features air conditioning and built-in wardrobes for comfort and ample storage. The rooftop terrace offers various possibilities for use, whether its sunbathing or enjoying a relaxing aperitif at sunset with a view of the sea. The house is surrounded by a spacious terrace on three sides, ensuring there's always a shaded spot to retreat to. A small garden below the terrace provides direct access to the communal pool, which is just a short walk away. The urbanization also offers five additional pools, sports courts for tennis and basketball, as well as playgrounds for children. This property is perfect for families or as a holiday home for those seeking a relaxed lifestyle in a friendly Mediterranean community. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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