

# Nerja

## Duplex/Townhouse / Casa adosada

### €549,000

### Ref: X22224



5



4



546 m<sup>2</sup>



220 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€549,000 (£462,587)
Transfer tax 7% .....	€38,430 (£32,381)
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 (£2,528)
Remainder of deposit to 10% .....	€51,900 (£43,731)
Final Payment of 90% on completion ....	€494,100 (£416,329)

\* 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**

Large and bright semi detached house in the sought after residenical urbanisation of La Exotica. On the ground floor you will find two bedrooms as well as the bright and open lounge diner and kitchen, from here you have access to the covered terrace and pool. Great for cooling off in summer months and that all year round al fresco dining. On the first floor you will find another bedroom with roof terrace and magnificent views to the sea and mountains. On the lower ground floor you will find a two bedroomed self contained apartment with its own kitchen and living room. Located in easy reach between the Motorway (2km) and the town of Nerja having a large supermarket more or less on your doorstep.

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