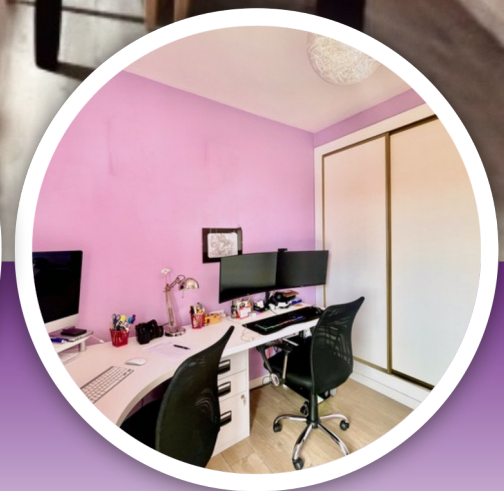


# Rincon de la Victoria

Duplex/Townhouse / Casa adosada

€472,500

Ref: X22326



3



3



139 m²



123 m²



✓



Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €472,500 (£403,562) |
| Transfer tax 7% .....           | €33,075 (£28,249)   |
| Notary fees (approx) .....      | €750 (£641)         |
| Land registry fees (approx) ... | €750 (£641)         |
| Legal fees (approx) .....       | €1,500 (£1,281)     |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,562)     |
| Remainder of deposit to 10% .....       | €44,250 (£37,794)   |
| Final Payment of 90% on completion .... | €425,250 (£363,206) |

\* 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 inviting semi detached house is situated in the sought-after area of Rincon de la Victoria, Malaga, offering a harmonious blend of comfort and convenience. With a built area of 123m<sup>2</sup> and a plot size of 139m<sup>2</sup>, the property features three spacious bedrooms, two bathrooms, and an additional guest toilet, making it an ideal residence for families or those seeking ample living space. The home's location ensures proximity to a range of amenities, transport links, shops, schools, and the town centre, while also being close to the sea, beaches, and renowned golf courses.

The interior of the property is presented in good condition and comes fully furnished, with optional furniture available to suit individual preferences. The living spaces include a welcoming living room, a dedicated dining area, and a well-equipped kitchen, complemented by a laundry room for added practicality. Modern comforts such as air conditioning, central heating, and high-speed internet (Wi-Fi) are provided throughout the house, ensuring a pleasant environment year-round.

Outdoor living is equally well-catered for, with a private terrace of 14m<sup>2</sup>, a balcony, and a ground floor patio, all offering scenic country and golf views. Residents can also enjoy access to a tennis and paddle court, perfect for leisure and recreation. The property is pet-friendly, making it suitable for animal lovers, and benefits from a private garage for secure parking.

Set mountainside and close to a host of attractions, this semi detached house delivers an excellent opportunity to enjoy the vibrant lifestyle of Malaga's coast while benefitting from tranquil surroundings and a comprehensive range of features designed for modern living.

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