

# Estepona

## Apartment / Apartamento

€449,900

Ref: X22328



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115 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€449,900 (£388,129)
Transfer tax 7% .....	€31,493 (£27,169)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,588)
Remainder of deposit to 10% .....	€41,990 (£36,225)
Final Payment of 90% on completion ....	€404,910 (£349,316)

\* 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

Live the Luxury Beachfront Life on the New Golden Mile

Imagine waking up every morning to the sound of the waves and the Mediterranean Sea at your feet. This isn't just a fantasy; it can be your daily reality in one of the most exclusive communities on the New Golden Mile. This stunning, as-new apartment offers a resort-style living experience with every amenity you could desire: Luxury Community: Enjoy a resort-like environment with high-level services and 24-hour security.

Spacious and Bright Interiors: With 114 m<sup>2</sup> indoors and a generous 36 m<sup>2</sup> terrace (as per deed), you'll have ample space to relax and entertain.

Direct Beach Access: Step out of your home and onto the sand instantly, with direct access to the promenade and the beach.

First-Class Facilities: Take a dip in the pools (one indoor heated and two outdoor), unwind in the spa with a Turkish bath, stay fit in the gym, or play a game of paddle tennis. All surrounded by immaculate tropical gardens.

Your Ideal Home: Sophistication and Comfort

Designed for singles or couples, this apartment features an en-suite bedroom with a hydromassage bathtub for your ultimate relaxation. Additionally, it boasts a guest bathroom and an independent kitchen with a laundry area and a convenient serving hatch leading to the spacious living-dining room. Both the bedroom and the living room open onto a large, south-facing covered terrace. Equipped with Lumon glass curtains and recessed lighting, it's the perfect space to enjoy year-round and share unforgettable moments with friends. For your convenience, a spacious garage parking spot is included in the price, with direct elevator access to the property. Privileged Location: Everything at Your Fingertips

You'll be just a few steps away from some of the best chiringuitos (beach bars) in the area, luxury establishments like Kempinski or La Laguna, and the vibrant Beso Beach. For your daily errands, supermarkets like Carrefour and Aldi are just a few minutes away.

The location is unbeatable: with direct access to the beach and the promenade, and easy access to the national highway. This means you'll be in Estepona in 5 minutes, Marbella in 30 minutes, and just 1 hour from Malaga Airport. In summary, if you're looking for a cheerful, secure, and high-standard Andalusian life, this property is "The Place to be."

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The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses- DGC

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