

# Estepona

## Duplex/Townhouse / Casa adosada

### €650,000

### Ref: X22615



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3



110 m<sup>2</sup>



✓



✓



Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€650,000 (£561,080)
Transfer tax 7% .....	€45,500 (£39,276)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,295)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,590)
Remainder of deposit to 10% .....	€62,000 (£53,518)
Final Payment of 90% on completion ....	€585,000 (£504,972)

\* 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

### Beachfront Townhouse – Estepona

Discover this charming townhouse located in a sought-after beachfront urbanization in Estepona, with direct access to the seaside promenade. An unbeatable location that perfectly combines peace, convenience, and the Mediterranean lifestyle.

Just a 4-minute drive from Estepona's Marina and 20 minutes from Puerto Banús, the property is situated in a well-established residential and commercial area with all essential services close by, including supermarkets, schools, pharmacies, and a variety of restaurants just 2 km away.

The home is distributed over two floors. Upstairs, you'll find three bright bedrooms, one of them featuring an en-suite bathroom. The ground floor offers a cozy living room that opens onto a spacious terrace with direct access to the beautifully maintained gardens and the communal swimming pool — ideal for relaxing or spending time with family. For added convenience, the property includes a private parking space right at the entrance. A fantastic opportunity to live by the sea or invest in a high-potential property.

Viewing is highly recommended!

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