

# Benalmadena

## Duplex/Townhouse / Casa adosada

### €375,000

### Ref: X22724



2



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84 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€375,000 (£326,888)
Transfer tax 7% .....	€26,250 (£22,882)
Notary fees (approx) .....	€750 (£654)
Land registry fees (approx) ...	€750 (£654)
Legal fees (approx) .....	€1,500 (£1,308)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,615)
Remainder of deposit to 10% .....	€34,500 (£30,074)
Final Payment of 90% on completion ....	€337,500 (£294,199)

\* 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**

A corner with soul in Capellanía – Benalmádena, next to Higuera

Discover this charming house with Andalusian essence, located in one of the most sought-after and peaceful areas of Benalmádena. A place where peace, light and sea breezes combine to create the perfect home.

With 84 m<sup>2</sup> of floor space and a generous 300 m<sup>2</sup> plot, this property offers much more than just square metres: it offers possibilities. It has 2 bedrooms, a spacious and functional bathroom, and a cosy living room with a working fireplace, where you can imagine warm and peaceful winter evenings.

The front garden welcomes you with charm, while the back patio becomes a blank canvas for your dreams: expand the house, create an oasis with a swimming pool or design your personal outdoor retreat.

Located in a peaceful residential area, surrounded by single-family homes, just 5 minutes from the motorway and 7 minutes from the beaches of Torremuelle and Carvajal, living here means having everything close by... but at the same time, feeling like you are far away from noise and stress.

A house full of light, fresh and with incredible potential, ideal for those looking for a place with soul, where every corner inspires and every day begins with a smile.

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