

# Nerja

## Duplex/Townhouse / Casa adosada

### €870,000

### Ref: X22783



3



4



113 m²



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€870,000 (£757,248)
Transfer tax 10% .....	€87,000 (£75,725)
Notary fees (approx) .....	€750 (£653)
Land registry fees (approx) ...	€750 (£653)
Legal fees (approx) .....	€1,500 (£1,306)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,611)
Remainder of deposit to 10% .....	€84,000 (£73,114)
Final Payment of 90% on completion ....	€783,000 (£681,523)

\* 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

New Development in Fuente del Badén, Nerja

Prices from €870,000 to €990,000

[Beds: 3] [Baths: 4] [Built size: 112 m<sup>2</sup>]

We're pleased to introduce a fantastic new development in the sought-after Fuente del Badén area of Nerja. This exclusive project consists of just 17 modern townhouses, thoughtfully designed with families in mind.

Each home features 3 bedrooms, including one conveniently located on the ground floor, along with 3 full bathrooms and a guest toilet for added comfort. The properties are built with a reinforced concrete structure and comply with all current building standards, ensuring both safety and durability.

The exterior boasts a stylish, thermally insulated façade, helping to maintain a comfortable indoor climate year-round.

Inside, you'll find top-quality finishes such as porcelain stoneware flooring throughout, including non-slip surfaces on the terraces. Bathrooms are fully tiled with quality materials and include suspended ceilings in the main bath.

Additional features include:

Lacquered aluminum windows with double glazing

Automated blinds in the bedrooms and living room

Built-in wardrobes and a secure metal front door

Ducted air conditioning and energy-efficient heat pumps for hot water

Fully equipped kitchens with essential appliances

Glass shower screens and vanity units in bathrooms

Each townhouse also benefits from a private basement with an additional guest toilet, plus access to outdoor communal areas with artificial grass, a swimming pool, and a modern steel shower, perfect for enjoying Nerja's warm climate.

Two garage parking spaces are included per property in the secure communal garage.

Contact us for more information or to arrange a viewing of this exciting new opportunity in one of Nerja's most desirable locations.

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