

# El Paraiso

## Apartment / Apartamento

€345,000

Ref: X22821



2



2



167 m²



80 m²



✓



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€345,000 (£299,150)
Transfer tax 7% .....	€24,150 (£20,940)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,301)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,601)
Remainder of deposit to 10% .....	€31,500 (£27,314)
Final Payment of 90% on completion ....	€310,500 (£269,235)

\* 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

Attractive 2 bedroom, ground floor apartment off the New Golden Mile!

Tucked inside the tranquil Sun Garden residential complex in Estepona East, this 80m<sup>2</sup> ground-floor apartment radiates warmth, space, and a flood of natural sunlight. It features two spacious bedrooms and two sleek bathrooms, and is being sold fully furnished—ready for you to move in without lifting a finger. Once you enter you'll find a bright, expansive living room that opens directly onto a 22m<sup>2</sup> covered terrace, leading to a 54m<sup>2</sup> private south-facing garden. It's a prime spot for basking in the Mediterranean light from dawn until dusk.

Further down the hallway, a fully fitted kitchen sits on the left, complete with access to a second, 11m<sup>2</sup> garden space—perfect for morning coffee. Thanks to its south-facing orientation, the apartment remains light-filled throughout the day, creating a welcoming and cheerful atmosphere. Location is another standout—just 15 minutes from Marbella and Estepona, and between 4 to 8 minutes from El Paraiso and Atalaya Golf clubs. It's a mere 10 to 15-minute stroll to the beach, with shops, restaurants, and essential services only steps away.

This charming garden-level home works beautifully as a peaceful full-time residence, a chic holiday escape, or a savvy investment with high rental potential. This sought after complex rounds out the appeal with lush greenery and a meticulously maintained communal pool, offering the perfect blend of serenity and coastal lifestyle.

Contact us to arrange a viewing

\* Build Size 80 m<sup>2</sup>

\* Plot Size 167 m<sup>2</sup>

\* Ground floor

\* Communal Pool

\* Mains Water

\* Mains Electric

\* Telephone Possible

\* Internet Possible

\* Fully Furnished

\* Air Conditioning

\* Disabled Friendly

\* Private Terrace

\* Communal parking

\* Golf resort

\* 5 minutes drive to the beach

\* 1 minutes drive to the shops

\* Communal fees: €200,00 per month

\* IBI property tax: €600,00 per annum

\* Refuse fees: €180,00 per annum