

# Competa

## Duplex/Townhouse / Casa adosada

### €212,000

### Ref: X23043



8



2



170 m<sup>2</sup>



468 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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Huércal-Overa Office  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## **Property Purchase Expenses**

Property price .....	€212,000 (£184,016)
Transfer tax 7% .....	€14,840 (£12,881)
Notary fees (approx) .....	€750 (£651)
Land registry fees (approx) ...	€750 (£651)
Legal fees (approx) .....	€1,500 (£1,302)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,604)
Remainder of deposit to 10% .....	€18,200 (£15,798)
Final Payment of 90% on completion ....	€190,800 (£165,614)

\* 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 rare opportunity in the heart of Cómpeta! This impressive village house of 468 m2 is set in a quiet street, just a few steps from the lively Plaza Almijara. Built in 1965, it retains its authentic character and offers endless possibilities for renovation. What makes this property truly special is its beautiful central patio, around which the entire house is built. This traditional Andalusian feature brings light, air and a unique charm rarely found today. The house is spread over three floors and has a large roof terrace with panoramic views of the village and surrounding mountains. With its generous size, the property is ideal for conversion into a boutique hotel, several apartments, or a spacious family home. Shops, pharmacies, restaurants and a school are all within walking distance. The coast is just a 30-minute drive away, and Málaga airport can be reached in 55 minutes. An excellent opportunity for those seeking space, authenticity and a unique project in one of Andalusia's most charming villages. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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