

# El Pinar de Bedar

Duplex/Townhouse / Casa adosada

€110,000

Ref: B1517



2



2



108 m<sup>2</sup>



116 m<sup>2</sup>



✓



✓



20 min.



Consumption  
E - 208kW

Emissions  
D - 36kg



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## Property Purchase Expenses

Property price .....	€110,000 (£94,072)
Transfer tax 10% .....	€11,000 (£9,407)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## Fees and Taxes

Communal fees .....	€113.00 per month
IBI property tax .....	€340.00 per annum
Refuse fees .....	€160.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,566)
Remainder of deposit to 10% .....	€8,000 (£6,842)
Final Payment of 90% on completion ....	€99,000 (£84,665)

\* 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

**\*\*RECENTLY REDUCED PRICE - SPECIAL OFFER!\*\*\***

In collaboration with our Spanish partners, we are delighted to offer you the opportunity to purchase an impressive 2-bedroom, 2-bathroom duplex/townhouse with a communal swimming pool and allocated parking space. This property is located in the picturesque area of El Pinar de Bédar, just 5 minutes from Los Gallardos, where you'll find all the daily amenities you need, including shops, café bars, restaurants, and more. A short 15-minute drive will take you to the coastal areas of Mojácar Playa and Garrucha.

We currently have two properties available:

No. 2 La Fuente

Plot size: 149m<sup>2</sup>

Build size: 109m<sup>2</sup>

Price: €125,000

No. 5 La Fuente

Plot size: 108m<sup>2</sup>

Build size: 115m<sup>2</sup>

Price: €110,000

Upon entering through the main door, a hallway leads you into a bright and spacious lounge/dining room with double doors opening onto a covered back terrace and a small garden area.

To the side of the hallway, you'll find the kitchen, which provides access to a back courtyard housing the hot water boiler. Adjacent to the kitchen is a WC. Stairs from this level lead up to the first floor, where you'll find two spacious double bedrooms, each with its own en-suite bathroom and built-in storage cupboards.

Another set of stairs leads to the access door to the large roof terrace, where you can enjoy breathtaking views of the surrounding landscapes.

The outdoor space by the communal swimming pool is fantastic, with beautifully maintained garden areas for lounging in the sun all day long. The property also includes a storage facility and access to underground parking spaces.

These properties present a wonderful opportunity to own your own piece of Spain in a stunning and tranquil location.

If you're interested or would like further information, please don't hesitate to get in touch!