

# Palomares

## Duplex/Townhouse / Casa adosada

# €106,500

### Ref: B2127

## SOLD



2



2



84 m<sup>2</sup>



91 m<sup>2</sup>



✓



3 min.



✓



Consumption  
E - 13kW

Emissions  
D - 22kg

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**Ref: B2127 — <https://www.spanishpropertychoice.com/B2127>**

## Property Purchase Expenses

Property price .....	€106,500 (£91,750)
Transfer tax 7% .....	€7,455 (£6,422)
Notary fees (approx) .....	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx) .....	€1,500 (£1,292)

## Fees and Taxes

Communal fees .....	€93.04 per month
IBI property tax .....	€138.22 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,585)
Remainder of deposit to 10% .....	€7,650 (£6,590)
Final Payment of 90% on completion ....	€95,850 (£82,575)

\* 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

\*\*\*SOLD OCTOBER 23\*\*\*

We are pleased to present a beautiful 2 bedroom, 2 bathroom Duplex/Townhouse, situated in the coastal town of Palomares.

With a short walk into the town square and 15 minutes walk to the beachfront, this property offers an excellent holiday home, rental investment or home.

Palomares, is a vibrant agricultural town offering lots of amenities with bars, restaurants, banks, supermarket etc.

The community of Hacienda del Marques 1, is very well maintained and consists of a gated swimming pool with gardens.

With direct access from the street is the first terrace. This is an ideal area for an outdoor dining area but it could also be used as parking for a small vehicle.

From here you walk up 4 steps into the fully fitted kitchen which is complete with modern white goods, ample storage units and additional storage with an under-stairs cupboard.

On the ground floor there is a full size shower room.

There is also a light and bright living and dining room. Patio doors from here open out on to a front terrace which is partially covered and has a gated entrance into the communal grounds.

On the first floor there are 2 great size bedrooms and a spacious family bathroom with sky light.

The larger of the 2 bedrooms has patio doors on to a private terrace and a staircase up to the incredible roof terrace, which offers a lovely seating area and views.

Contact us today on 0034 950 615 388 to arrange a viewing.

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