

# Desert Springs

Apartment / Apartamento

€125,000

Ref: B2177

RESERVED



2



2



84 m<sup>2</sup>



✓



✓



15 min.



✓



Consumption  
E - 120kW

Emissions  
E - 21kg

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## Property Purchase Expenses

Property price .....	€125,000 (£107,963)
Transfer tax 7% .....	€8,750 (£7,557)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## Fees and Taxes

Communal fees .....	€152.68 per month
IBI property tax .....	€287.47 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,591)
Remainder of deposit to 10% .....	€9,500 (£8,205)
Final Payment of 90% on completion ....	€112,500 (£97,166)

\* 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

\*\*\*RESERVED - AUGUST\*\*

An opportunity presents itself to acquire a well maintained two-bedroom, two-bathroom ground floor apartment located in the prestigious Las Sierras II complex within the renowned Desert Springs Golf Resort. Nestled in an award-winning leisure, family, and golf haven, this property combines elegance with convenience.

The resort is celebrated for its high standards and boasts a stunning clubhouse complete with a popular bar and restaurant, providing residents with a sophisticated yet relaxed environment. Perfectly positioned, the property is just a 15-minute drive from pristine beaches and a short distance to local shops.

Entry is through a private gateway and you are taken into your private terraced area. This has both open and covered areas.

The interior of the apartment opens into a generously sized, bright living-dining room, featuring dual-functioning air conditioning, ensuring a comfortable atmosphere year-round.

To your left is the fully fitted kitchen, which has a range of base units, complemented by essential appliances.

From the lounge area, a second private terrace unfolds, an inviting outdoor space for relaxation and entertainment.

Access to the swimming pool and communal area are via here, so although close, you still have the option of being private.

The property also includes a private, sectioned area with a gate in the roof solarium.

The two bedrooms and bathrooms are thoughtfully positioned on the opposite side of the living area, providing a sense of privacy and tranquility.

The first bedroom, a spacious twin, features fitted wardrobes and views to the front of the property.

Both of the two bathrooms are located between the bedrooms and are fully tiled for easy maintenance and offer walk-in showers.

The second bedroom mirrors the comfort and style of the first, featuring glass fronted, fitted wardrobes, and an air conditioning unit in addition to a ceiling light/fan.

You also have access to the rear terrace area, via glass doors.

Communal parking adds a practical touch to this exceptional property.

Sold fully furnished, this is a turn-key ready opportunity.

Contact us today to arrange a viewing.

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