

# Palomares

Apartment / Apartamento

€92,500

Ref: B2214



3



2



102 m<sup>2</sup>



✓



5 min.



✓



Consumption  
E - 96kW

Emissions  
E - 19kg

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## Property Purchase Expenses

Property price .....	€92,500 (£78,050)
Transfer tax 7% .....	€6,475 (£5,463)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,266)

## Fees and Taxes

Communal fees .....	€48.62 per month
IBI property tax .....	€192.27 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,531)
Remainder of deposit to 10% .....	€6,250 (£5,274)
Final Payment of 90% on completion ...	€83,250 (£70,245)

\* 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

\*\*\*The vendor is willing to discuss sensible offers\*\*\*

An opportunity to purchase a spacious penthouse apartment, offering three good size bedrooms and two-bathrooms, located in the heart of the traditional Spanish market village of Palomares.

Palomares has lots to offer! It is a working town, so all the amenities and facilities are available all year. There are a number of bars, restaurants, banks, shops and a weekly market, offering you the opportunity to purchase household items, food and clothing.

The apartment is situated in a beautifully designed building and all of the mentioned amenities are within walking distance.

You are also a short distance to Playa Quitapellejos, offering lots of space, safe bathing and uniquely a small wooded area.

The entrance to this small community has Andalucía tiled walls and feature columns. Ideally you have lift access, with the lift being able to incorporate a wheelchair.

Internally the apartment features a large entrance hallway which leads through into the main lounge area.

This is a lovely large space with two glass patio doors, and Juliet balconies, allowing the natural light to flood in.

Here you will also find a new pellet burner, which is ideal for those cooler winter evenings.

Moving on, you access the fully fitted modern kitchen, offering ample wall and base units, white goods and a separate utility room.

The apartment has three double bedrooms, each offering large wardrobes.

Air-conditioning has recently been fitted in the main bedroom.

There are two bathrooms in the apartment, one being a fully fitted family bathroom, and the other a guest shower room.

Leaving the apartment, communal stairs leads to the fantastic shared roof solarium where there are picturesque views over the village rooftops and out to sea.

This solarium is only available to the four apartments of the community and there is ample space for everyone to enjoy their own area.

Here you can decide what you would like to do! Install a BBQ space, sun loungers or table and chairs. The addition of indigenous plants, would make this a perfect private area for your own specific use.

A true slice of Spanish heaven!

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