

# Valle del Este Golf

## Apartment / Apartamento

€129,999

Ref: B2346

RESERVED



2



2



76 m<sup>2</sup>



✓



✓



✓



15 min.



Consumption  
E - 125kW

Emissions  
E - 25kg

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C/ Mérida de Jarales, 5

**Ref: B2346 — <https://www.spanishpropertychoice.com/B2346>**

## Property Purchase Expenses

Property price ..... €129,999 (£112,488)  
Transfer tax 7% ..... €9,100 (£7,874)  
Notary fees (approx) ..... €750 (£649)  
Land registry fees (approx) ... €750 (£649)  
Legal fees (approx) ..... €1,500 (£1,298)

## Fees and Taxes

Communal fees ..... €92.11 per month  
Refuse fees ..... €205.60 per annum

## Standard form of payment

Reservation deposit ..... €3,000 (£2,596)  
Remainder of deposit to 10% ..... €10,000 (£8,653)  
Final Payment of 90% on completion .... €116,999 (£101,239)

\* 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 JUNE 2025 \*\*\*\*

Located within a beautifully maintained, secure community, this beautifully presented first-floor apartment seamlessly blends traditional Andalusian architecture with modern features for a truly unique excellent property.

Internally the property consists of a bright and open living and dining area which flows effortlessly onto an east-facing covered terrace, where you can enjoy breathtaking views over manicured gardens and the lush golf course, perfect for tranquil mornings and al fresco dining.

The apartment boasts a modern kitchen with additional wall and floor cabinets.

A small hallway leads to the guest bedroom overlooking the communal swimming pool, a family shower room and alongside is the primary bedroom with en-suite shower and fantastic views over the gardens.

The apartment is part of a highly sought-after development featuring four pristine communal pools, one of which is located just outside of your door.

Additional amenities include underground parking and a private storage room, providing security and practicality.

This property is ideal as a permanent residence, holiday retreat, or investment opportunity, offering a ideal lifestyle in a peaceful and scenic setting.

Valle del Este offers a 4 star hotel with an excellent Spa and there are several bars and restaurants.

Contact us to arrange a viewing.

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