

# Palomares

## Apartment / Apartamento

€134,995

Ref: B2358



2



2



71 m<sup>2</sup>



✓



✓



5 min.



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€134,995 (£116,163)
Transfer tax 7% .....	€9,450 (£8,131)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,291)

## Fees and Taxes

Communal fees .....	€77.79 per month
IBI property tax .....	€137.13 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,582)
Remainder of deposit to 10% .....	€10,500 (£9,035)
Final Payment of 90% on completion ....	€121,496 (£104,547)

\* 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

Well-presented First Floor Apartment with both countryside and sea views in the Popular Flor de Coto Community in Palomares.

We are delighted to offer this well-maintained first floor, two-bedroom, two-bathroom apartment located in the sought-after Flor de Coto development in Palomares.

The property benefits from a designated parking space within the secure underground communal garage, along with a very useful private storage room - ideal for additional storage needs.

Positioned on a desirable corner plot, the apartment enjoys open views over the surrounding fields and countryside. It features two generously sized private terraces, one accessed from the lounge and the other from the spacious modern kitchen, as well as a private roof solarium which is perfect for sunbathing, al fresco dining or enjoying a cool drink while taking in the wonderful sea views.

The master bedroom boasts an en-suite bathroom and both bedrooms include built-in wardrobes. The stylish kitchen is partially open-plan to the lounge, creating a bright and sociable living space. The apartment is fitted with dual air conditioning throughout for year-round comfort.

Residents of this attractive complex also enjoy access to landscaped communal gardens and a lovely swimming pool - ideal for cooling off during the summer months or simply relaxing in the sun.

Palomares village is within walking distance and offers a good selection of amenities including bars, restaurants, shops, a pharmacy, banks and a popular weekly market. The beaches of Palomares and nearby Vera Playa are just a short drive away and the vibrant coastal town of Mojácar is reachable within 15 minutes.

This is a property that must be seen to fully appreciate the wonderful lifestyle it offers in this peaceful yet well-connected location.

Explore this property even before stepping inside. Click on the link for all available pictures and a full description of the property.

Click on the 'Video Play' button in the link for a virtual walk around tour.

To gain a better understanding of the location and its surroundings, click on the 'Show on Map' button below this description. Once the map is displayed, switch the view from the default map setting to 'Satellite.' This will show the exact location of the property and provide a bird's-eye view of the surrounding areas.

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