Manilva

Apartment / Apartamento

€320,000

Ref: J22716

2	2	87 m²	✔

Consumption G

Emissions Applied for

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spanish property CHOICE

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Carretera Estacíon 143

Mijas Costa Office
C/ Mérida de Jarales, 5

Ref: J22716 — https://www.spanishpropertychoice.com/J22716

Property Purchase Expenses

Property price €320,000 (£276,896)
Transfer tax 7% €22,400 (£19,383)
Notary fees (approx) €750 (£649)
Land registry fees (approx) ... €750 (£649)
Legal fees (approx) €1,500 (£1,298)

Standard form of payment

Reservation deposit €3,000 (£2,596)
Remainder of deposit to 10% €29,000 (£25,094)
Final Payment of 90% on completion €288,000 (£249,206)

* 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

*** Property Reserved*** Amazing opportunity - apartment with private pool, just 5 minute walk from the port. Set within an exclusive gated urbanisation of just 8 apartments, this beautifully presented ground floor home with private pool is a rare find. Nestled right on the Duquesa Golf course and just a 1-minute drive down to the vibrant Marina de la Duquesa, this property combines space, privacy, and unbeatable location.The apartment offers generous interior proportions and fantastic outdoor areas. As you enter through the hallway, you're led into a bright and airy living and dining area with large glass windows and direct access to a sunny terrace, perfect for relaxing while overlooking the gardens and your own private pool. There's also an additional space off the lounge, ideal for a home office, play area, or reading corner.To the right of the entrance, the independent kitchen features timeless wooden cabinetry and opens out to a private back patio, offering another place to unwind or dine outdoors.The master bedroom is ensuite with a stylish double-sink bathroom, and benefits from fitted wardrobes and direct access to the main terrace. The second bedroom is also ensuite, with a clever dual-door design allowing the bathroom to function as both a guest and private facility. Both bedrooms have newly installed air-conditioning units for year-round comfort.This peaceful, low-density community offers a private, residential feel while being within easy reach of everything you need. Duquesa Port, with its variety of restaurants, cafés, shops and beach access, is just a short drive away. The charming seaside town of Sabinillas is also nearby, offering a bustling promenade and local markets.This apartment is ideally positioned on the Costa del Sol, only 30 minutes from Gibraltar Airport, 1 hour from Málaga Airport, and just 20 minutes to the heart of Marbella. The picturesque white village of Casares is a short drive away, making this a prime base whether you're looking for permanent living or a holiday retreat.Come view with me!

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