Manilva

Duplex/Townhouse / Casa adosada

€360,000

Ref: J22931

3	3	164 m²	✔

Consumption **G**

Emissions **Applied for**

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C/ Mérida de Jarales, 5

Ref: J22931 — https://www.spanishpropertychoice.com/J22931

Property Purchase Expenses

Property price €360,000 (£312,732)
Transfer tax 7% €25,200 (£21,891)
Notary fees (approx) €750 (£652)
Land registry fees (approx) ... €750 (£652)
Legal fees (approx) €1,500 (£1,303)

Standard form of payment

Reservation deposit €3,000 (£2,606)
Remainder of deposit to 10% €33,000 (£28,667)
Final Payment of 90% on completion €324,000 (£281,459)

* 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

This charming 3-bedroom, 3-bathroom semi-detached home offers the perfect balance of comfort and lifestyle in the sought-after Duquesa area.On entering the property, you find a guest bathroom and then step into the heart of the home: a bright open-plan living and dining area with a cozy fireplace, perfect for cooler evenings. The modern kitchen is well designed and flows seamlessly with the living space. Large sliding doors open directly onto a generous private terrace and garden, creating the ideal setting for indoor-outdoor living. Picture warm summer evenings with the barbecue lit, family and friends gathered, and the children playing in the communal pool just a stone's throw away.A staircase leads upstairs to three spacious double bedrooms. The master suite boasts its own balcony, large enough for two sun loungers, providing the perfect retreat for moments of privacy. The second double bedroom features a pretty Juliette balcony with lovely views over Duquesa, while the third double bedroom is light and airy. A modern family bathroom serves the two bedrooms, making the upstairs space ideal for families or guests.For added convenience, the home benefits from a private carport located right outside the front door with space for at least three cars, as well as a separate storage room.The location is ideal, with the vibrant Duquesa Marina just a 3-minute drive away, offering a variety of restaurants and cafés. Sotogrande is only 10 minutes away, Gibraltar 20 minutes, and Malaga International Airport just under an hour.Come view with me!

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