

# Almachar

## Duplex/Townhouse / Casa adosada

# €49,000

### Ref: K19772



3



2



80 m<sup>2</sup>



150 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€49,000 (£41,116)
Transfer tax 7% .....	€3,430 (£2,878)
Notary fees (approx) .....	€750 (£629)
Land registry fees (approx) ...	€750 (£629)
Legal fees (approx) .....	€1,500 (£1,259)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,517)
Remainder of deposit to 10% .....	€1,900 (£1,594)
Final Payment of 90% on completion ...	€44,100 (£37,004)

\* 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 partially built townhouse is in the heart of the village of Almachar, only a 30-minute drive to the coast. The house has been left unfinished and currently has the ground floor structure only and a gap left for the future staircase. On the ground floor, the layout currently is a large living room, kitchen, bathroom and back bedroom with a terrace with lovely views of the village. Upstairs you can build another 2 bedrooms and a bathroom and a huge terrace with magnificent views. Parking not far from property. Ask for your property video.

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