

# Urbanizacion los Balcones

€142,500

Apartment / Apartamento

Ref: V20516



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## Property Purchase Expenses

Property price .....	€142,500 (£118,959)
Transfer tax 10% .....	€14,250 (£11,896)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,252)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,504)
Remainder of deposit to 10% .....	€11,250 (£9,392)
Final Payment of 90% on completion ....	€128,250 (£107,063)

\* 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 South Facing, Two Bedroom Top Floor Apartment in Playa Flamenca is located in the heart of Orihuela Costa on the Costa Blanca South. Featuring two bedrooms, one shower room, an open-plan kitchen, and a cozy lounge/dining room, this apartment has everything you need for comfortable living. The lounge leads out to a partly covered terrace with pleasant urban views, perfect for relaxing. Both bedrooms come with fitted wardrobes, and the apartment has air conditioning throughout, along with grills for added security. Additional features include off-road parking and access to a well-maintained communal swimming pool. Internal stairs lead to an expansive private rooftop solarium, ideal for parties, BBQs, sunbathing, and more, complete with a fitted pergola and retractable awning for all-day enjoyment. Situated just a 5-10 minute walk to the nearest amenities, a 2-minute drive to La Zenia Boulevard, and only 5 minutes from local beaches and several golf courses, it's also close to popular areas like Punta Prima and La Zenia, making this apartment a prime choice for coastal living or holidaying.

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