

# Guardamar del Segura

Apartment / Apartamento

€625,000

Ref: V20896



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109 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€625,000 (£540,813)
Transfer tax 10% .....	€62,500 (£54,081)
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% .....	€59,500 (£51,485)
Final Payment of 90% on completion ....	€562,500 (£486,731)

\* 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 East Facing, Penthouse, Three Bedroom, Luxurious Apartment in Guardamar del Segura, is located in a highly sought-after area, just a 10-minute walk to a main chain supermarket, 15 minutes to the marina and beach, and a 5-minute drive to the town centre. Beautifully and tastefully presented, this 109m<sup>2</sup> apartment boasts modern living, being built in 2018, enjoying spectacular unspoilt views across the pine forest and dunes to the sea from the living area. Natural light streams through the wall-to-wall sliding glazed doors, which disappear seamlessly into the wall, creating a wonderful flow to the amazing terrace and chill-out area, ideal for taking in the stunning surroundings. The open-plan modern fitted kitchen is complemented by a utility room. There are three double bedrooms with fitted wardrobes, the master featuring an en suite, and a family shower room. A private solarium, accessed via the terrace, offers the ultimate in outdoor luxury with a private 2.5 x 1.8 heated pool, built-in BBQ, and kitchen area. From here, you can also enjoy serene views over the river. Additional features include a 25m<sup>2</sup> basement parking space, ducted air conditioning, under floor heating throughout, CCTV in the block, video intercom, and a lift providing direct access to the apartment. The communal pool adds the finishing touch to this exceptional property.

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