

# Urbanizacion los Balcones

€159,950

Apartment / Apartamento

Ref: V20938



2



1



107 m<sup>2</sup>



57 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€159,950 (£134,003)
Transfer tax 10% .....	€15,995 (£13,400)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,257)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,513)
Remainder of deposit to 10% .....	€12,995 (£10,887)
Final Payment of 90% on completion ...	€143,955 (£120,603)

\* 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 One Off Opportunity, Two Bedroom, Ground Floor Apartment in Las Filipinas, is located just a short drive from the Villamartin Golf course and its popular "plaza." Bars, restaurants, and a main chain supermarket are only a couple of minutes away, while the La Fuente commercial centre is a 15-minute walk. La Zenia Boulevard shopping centre and stunning beaches can be reached within 10-15 minute drive. Set on a 107m<sup>2</sup> corner tiled plot, this beautifully presented property is bright and welcoming. The entrance terrace is covered and enclosed with glass curtains, creating a versatile space to enjoy year-round. Inside, the lounge/dining room features an air conditioning unit and double sliding glazed doors for a light and airy feel. The American-style fitted kitchen is both functional and stylish, complemented by a separate utility room. Both double bedrooms come with built-in wardrobes, while the modern fitted family shower room completes the interior layout. The tiled 'L'-shaped garden provides ample outdoor space for relaxing or entertaining. Additional features include pre-installed ducted air conditioning, an underground parking space with a storage room, a communal pool, and the added benefit of a tourist licence, making this property a fantastic investment or holiday home opportunity in Costa Blanca South.

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