

# Urbanizacion los Balcones

€365,000

Apartment / Apartamento

Ref: V22638



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70 m<sup>2</sup>



✓



Consumption  
B

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€365,000 (£315,944)
Transfer tax 10% .....	€36,500 (£31,594)
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 (£2,597)
Remainder of deposit to 10% .....	€33,500 (£28,998)
Final Payment of 90% on completion ....	€328,500 (£284,350)

\* 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 West Facing, As New, Two Bedroom, Second Floor Apartment in Playa Flamenca, is located within a recently constructed and highly desirable resort, right in the heart of Orihuela Costa. Ideally positioned just a 8-minute walk to the beach, a 2-minute stroll to major chain supermarkets and café bars, and only 15 minutes to the popular La Zenia Boulevard shopping centre. Several top golf courses can also be reached within a 10-minute drive. Set within an impressive 17,000m<sup>2</sup> resort, the complex boasts beautifully landscaped communal gardens, winding pathways, two heated swimming pools, three standard pools &mdash; one featuring a pool bar &mdash; two children's pools, six Jacuzzis, a fully equipped gym with panoramic views, sauna, chill-out zones, pond and fountains, a children's play area, walk and bike paths, and onsite commercial units offering added convenience. The apartment itself is modern, bright and open plan in design, featuring a spacious lounge/dining area with large double sliding glazed doors leading out to the terrace &mdash; the perfect spot to relax or dine al fresco. The sleek white fitted kitchen includes a breakfast bar and access to a separate utility room. There are two double bedrooms, both with built-in wardrobes, and the master benefits from direct access to the terrace and a stylish en suite shower room with door into the WC. Additional features include ducted air conditioning throughout, lift access within the block, and an allocated underground parking space. A stunning property in an exceptional setting &mdash; perfect for holidays, rental investment or full-time living on the Costa Blanca South.

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