

# Manilva

Duplex/Townhouse / Casa adosada

€320,000

Ref: X21327



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125 m<sup>2</sup>



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Applied for

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## Property Purchase Expenses

Property price .....	€320,000 (£266,202)
Transfer tax 7% .....	€22,400 (£18,634)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,248)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,496)
Remainder of deposit to 10% .....	€29,000 (£24,125)
Final Payment of 90% on completion ...	€288,000 (£239,581)

\* 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

FANTASTIC CORNER TOWNHOUSE WITH TERRACE AND PANORAMIC SEA AND MOUNTAIN VIEWS. Located in the area of La Duquesa, in a quiet complex surrounded by nature. The house has been recently renovated, with a modern and uncluttered design. Distributed over two floors, on the lower floor we find the spacious living room with fireplace, dining room, separate kitchen, two bedrooms, two bathrooms and a large patio, on the upper floor the master bedroom with a terrace offering spectacular views over the mountain and the sea.

Situated in the Duquesa area, between the charming Puerto Deportivo and the prestigious Sotogrande development, this home offers the best of both worlds: the tranquility of a natural setting and the convenience of having all amenities at your fingertips. With beautiful beaches just 2km away and a variety of restaurants to choose from.

In addition, the picturesque fishing village of Sabinillas is less than a 10-minute drive away, while the town of Estepona is just 10 minutes away, offering a wide range of shops, entertainment and cultural activities to enjoy.

In short, this townhouse is much more than just a property; it is a haven where natural beauty combines with comfort and convenience to create an unrivalled lifestyle. Don't miss the opportunity to make your dreams come true and schedule a viewing today!

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