

# Estepona

Apartment / Apartamento

€1,300,000

Ref: X21940



2



2



115 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€1,300,000 (£1,106,430)
Transfer tax 7% .....	€91,000 (£77,450)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,277)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,553)
Remainder of deposit to 10% .....	€127,000 (£108,090)
Final Payment of 90% on completion ....	€1,170,000 (£995,787)

\* 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 elegant 2-bedroom penthouse in the sought-after Alcazaba Beach complex combines Mediterranean charm with modern comfort. Originally designed as a 3-bedroom apartment, it has been transformed into a spacious home with a large living area and a separate dining room, enjoying a south-facing orientation with breathtaking sea and garden views.

Spread over two levels, the lower floor features a bedroom with an en-suite bathroom, a fully equipped kitchen, and a spacious living and dining area. The upper level is dedicated to the master bedroom with an en-suite bathroom and direct access to the large rooftop terrace, perfect for relaxing while enjoying panoramic sea views. The exclusive community offers tropical gardens, swimming pools, tennis courts, and direct beach access.

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