

# Estepona

## Duplex/Townhouse / Casa adosada

### €730,000

### Ref: X22055



3



2



416 m²



123 m²



✓



✓



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**  
Carretera Estación 143

**Mijas Costa Office**  
C/ Mérida de Jarales, 5

## **Property Purchase Expenses**

Property price .....	€730,000 (£631,742)
Transfer tax 7% .....	€51,100 (£44,222)
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% .....	€70,000 (£60,578)
Final Payment of 90% on completion ....	€657,000 (£568,568)

\* 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**

Located by the sea, this villa offers unparalleled panoramic views where you can see the African coast from one of the most exclusive spots in Andalusia. The gated community provides direct private access to the beach and is only 15 minutes from Puerto Banús, surrounded by several golf courses. This fully renovated semi-detached villa sits on a 600-square-meter plot and includes 3 bedrooms, 2 full bathrooms, and a spacious living room with large windows to enjoy the sea views. The fully equipped kitchen also features a separate laundry room and storage. In addition, there are 2 terraces, one with a barbecue area, surrounded by beautiful gardens. The community offers 6 large pools with landscaped areas, as well as a tennis court for residents. Additional features of the villa include high-end finishes such as Perlita walls, floating wood floors, and Climalit windows. The living room has an automatic blind, and the garden lighting is controlled by a smart system, with an automatic irrigation system to keep the gardens pristine. A home that combines comfort, luxury, and exceptional views.

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