

# Rincon de la Victoria

Duplex/Townhouse / Casa adosada

€705,000

Ref: X22093



4



3



232 m<sup>2</sup>



273 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€705,000 (£593,892)
Transfer tax 7% .....	€49,350 (£41,572)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,527)
Remainder of deposit to 10% .....	€67,500 (£56,862)
Final Payment of 90% on completion ....	€634,500 (£534,503)

\* 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**

Modern family house at a unique location 5 minutes from the beach and all the necessary shops, restaurants, sports venues of the town of Rincon de la Victoria. These newly built homes include a private garden, large terraces, full basement, 4 bedrooms and 3 bathrooms (sink unit, toilet, walk-in rain shower with glass screen).

A fully equipped kitchen (including all electrical appliances), dining room and lounge.

Heating is with state-of-the-art technology (underfloor heating), hot water is generated by an aerothermal system. The project is located in Rincón de la Victoria, east of the city of Málaga. Its beautiful beaches, proximity to schools, supermarkets, sports centres and a wide range of leisure activities for the whole family make this municipality an exceptional place to live. All this just 30 minutes from Malaga International Airport, thanks to direct access to the A-7 and N-340 motorways.

Your new villa will fit into this environment that combines privacy, tranquillity and open spaces.

The design of the houses achieves the perfect architectural balance, allowing you to enjoy your home both inside and outside.

4-bedroom townhouses from €705,000 + 10% VAT to €835,000 + 10% VAT

We would be happy to make an appointment with you to view these beautiful homes, this can also be done virtually.

Don't postpone your dreams, carpe diem....live your dreams!

All material is based on information that we consider reliable, but because third parties have provided this information, we cannot guarantee its accuracy or completeness. This offer is subject to errors, omissions and price changes or withdrawal without notice. Availability after agreement.

In accordance with the Junta de Andalucía 218/2005 decree of 11 October, we inform you that costs inherent to the sale are not included in the price. Brokerage fees are included. VAT 10% not included.

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