

# Velez-Malaga

## Duplex/Townhouse / Casa adosada

### €456,000

### Ref: X22135



4



3



184 m<sup>2</sup>



184 m<sup>2</sup>



Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€456,000 (£384,134)
Transfer tax 7% .....	€31,920 (£26,889)
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% .....	€42,600 (£35,886)
Final Payment of 90% on completion ....	€410,400 (£345,721)

\* 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

We are happy to offer you this property located in the centre of Torre del Mar and only 200 metres away from the beach. At the moment the property is made up by 3 completely independent apartments, 2 on the first floor and 1 on the second floor, however, they could all be easily unified. One of the apartments on the first floor consists of a kitchen, a laundry room, a living room, a bathroom and a bedroom. The other consists of 2 bedrooms, 1 bathroom, a kitchen a laundry room and a living room. Both are connected through their laundry rooms but they are not shared. On the second floor apartment we have 2 living rooms, a kitchen, a laundry room, a bathroom, a bedroom and 2 terraces which one is located in the same floor as the apartment and the other on the third floor of the property. This property is ideal for anyone who wants to buy the property for renting purposes as it is suited for 3 different tenants at once, you can also buy it for personal use as it is easy to join into one big property and the other option would be to renovate it and make a more modern building on the spacious plot available. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world, it is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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