

Velez-Malaga

Duplex/Townhouse / Casa adosada

€350,000

Ref: X22162



2



2



122 m²



2,008 m²



Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
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	€350,000 (£294,910)
Transfer tax 7%	€24,500 (£20,644)
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 (£2,528)
Remainder of deposit to 10%	€32,000 (£26,963)
Final Payment of 90% on completion	€315,000 (£265,419)

* 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

Discover this charming three-story chalet in Valle Niza, a unique opportunity to enjoy a comfortable and versatile lifestyle. The property features 2 spacious bedrooms, 2 bathrooms, a cozy living room, and a kitchen with direct access to a beautiful terrace, perfect for outdoor dining. The built-in wardrobes provide ample storage and organization space in the bedrooms. On the ground floor, you'll find a bathroom and a 40 m2 area with potential to be converted into a guest apartment, adding even more value and functionality to the house. The property also offers a private parking space at the entrance for added convenience. Located in a well-maintained residential complex, you'll enjoy a variety of amenities: 5 swimming pools, a paddle tennis court, a playground, a gym, and an area for hosting events like birthday parties or communions. It's the perfect setting for both families and those looking for relaxation and outdoor activities. Additionally, the chalet offers interesting expansion possibilities: you can build a staircase to the skylight and convert the space into a terrace or an additional apartment. There is also the option of adding another floor, offering even more opportunities to personalize and make the most of the property. All this is just 20 minutes from the airport, ensuring excellent connectivity. Don't miss the chance to live in this wonderful setting with all the comforts and room to grow. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world 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