

Estepona

Duplex/Townhouse / Casa adosada

€496,000

Ref: X22195



5



2



174 m²



✓



✓



Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
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	€496,000 (£429,189)
Transfer tax 7%	€34,720 (£30,043)
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%	€46,600 (£40,323)
Final Payment of 90% on completion	€446,400 (£386,270)

* 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

Unique opportunity in the heart of Estepona!

Are you looking for a home that combines comfort, style, and a privileged location? This is your chance!

Located just meters from the Town Hall and the beach, this beautiful house in downtown Estepona offers everything you need to live or invest in a vibrant and lively environment.

Highlights:

Fully renovated first floor, designed for your comfort and enjoyment.

A charming patio with a pool, perfect for relaxing and enjoying the Mediterranean climate.

Versatile spaces: a lounge with a fireplace, air conditioning, an additional bedroom, and a modern kitchen, ideal for sharing special moments.

Additionally, on the same floor, you'll find a bedroom, a full bathroom, and a functional laundry area.

The second floor features three bedrooms, one with a spacious walk-in closet, and another renovated bathroom, providing privacy and comfort for the whole family. The house has 5 bedrooms with the possibility of making 7.

While the house does not have a garage space, one can be purchased right next to the property.

This home combines the charm of an urban center with the tranquility of a private oasis. Don't miss the opportunity to live in one of the most sought-after areas of Estepona!

Contact us for more information and schedule your visit. Your new home awaits!

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