

# Nerja

## Duplex/Townhouse / Casa adosada

### €550,000

### Ref: X22228



3



3



102 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€550,000 (£475,915)
Transfer tax 10% .....	€55,000 (£47,592)
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% .....	€52,000 (£44,996)
Final Payment of 90% on completion ....	€495,000 (£428,324)

\* 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 in one of the best tourist enclaves on the Costa del Sol, this Residential development is a high level complex made up of 8 luxury family homes. Each home has an individual pool and a garden facing south overlooking the Mediterranean sea, which is the natural background to the entire municipality of Nerja.

From each point of these exclusive homes you can enjoy a spectacular panoramic view while enjoying a house equipped with the most modern facilities.

Each house has a facade with of the house to the sea of 6m. The habitable semi basement enclosure opens onto the solarium pool space of 6.60m x 6.60m. The main panoramic terrace is an extension of the living room of the house and has dimensions of 22.15m<sup>2</sup>. The master bedroom, with bathroom en-suite has an equally panoramic terrace of 10.33m<sup>2</sup>.

The culmination of all these panoramic views is located on the rooftop solarium, equipped with a pergola which transforms which transforms it into a habitable space with a very special charm.

This residential complex is located at an elevation of 119m above sea level which is accentuated by its magnificent south orientation.

The different spaces of the house present visual continuity from the living room with the large terrace and with the space of the solarium and the pool. All this with a level of current design and full of light, which defines the home of your dreams.  
Note prices are from 550,000€  
**ONLY THREE REMAINING HOUSES AVAILABLE!**

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