

Manilva

Apartment / Apartamento

€319,000

Ref: X22331



2



2



101 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	€319,000 (£272,809)
Transfer tax 7%	€22,330 (£19,097)
Notary fees (approx)	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx)	€1,500 (£1,283)

Standard form of payment

Reservation deposit	€3,000 (£2,566)
Remainder of deposit to 10%	€28,900 (£24,715)
Final Payment of 90% on completion ...	€287,100 (£245,528)

* 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

Magnificent GROUND FLOOR APARTMENT in an ELEVATED POSITION just 10 MINUTES WALK from the BEACH, RESTAURANTS, SUPERMARKET, and the ATTRACTIVE PUERTO DE LA DUQUESA. Enjoy EXCELLENT SEA VIEWS and SUNSHINE ALL DAY LONG. Located in a well-maintained and peaceful residential complex in the La Duquesa area, where you'll find a charming seafront promenade full of beach bars, top-tier restaurants, and a vibrant range of leisure options throughout the year. The recently renovated property is in perfect condition and ready to move in. It features a spacious terrace with authorization to enclose it with glass curtains, making it usable year-round, the perfect place to relax. The complex offers expansive green areas and a large communal swimming pool, ideal for rest and enjoyment. Additionally, the property includes a parking space and storage room, providing added comfort and security. Thanks to its excellent location, functional layout, and outstanding features, it also has an active holiday rental license, making it a fantastic option for both permanent residence and investment with GREAT RENTAL POTENTIAL. Don't miss this opportunity—come visit it!

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