

# Benalmadena

## Duplex/Townhouse / Casa adosada

### €510,000

### Ref: X22414



4



4



177 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€510,000 (£441,303)
Transfer tax 7% .....	€35,700 (£30,891)
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% .....	€48,000 (£41,534)
Final Payment of 90% on completion ....	€459,000 (£397,173)

\* 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**

Welcome to your new home. This beautiful villa combines comfort and style in a space designed for maximum enjoyment.

Upon entering, you'll find an Andalusian patio that envelops you with its decor and reminds you of the privilege of living on the Costa del Sol.

It features a large, well-equipped kitchen that will make it easy to prepare delicious meals.

The large and inviting living room is perfect for sharing moments with family or friends, while the spacious dining room invites you to enjoy meals in a warm and pleasant atmosphere. It also has a restroom for everyone's comfort.

The garden is an oasis of tranquility, ideal for relaxing or entertaining guests. You can also cool off in the pool on sunny days and create unforgettable memories. It also has a paddle tennis and basketball court.

It has four spacious and bright bedrooms, two of which have a loft that can be used as an office, storage space, or entertainment area, perfect for the whole family. The property boasts sea and mountain views from its balconies and windows. It also has three bathrooms that provide comfort and privacy.

For optimal privacy, these rooms are each located independently on each floor, each with its own en-suite bathroom. Thanks to solar panels, you can enjoy a warm and relaxing bath.

Air conditioning is provided in all rooms.

For those days when you crave a warm atmosphere, the fireplace in the living room will be your best ally. If you enjoy the outdoors, the covered porch is the perfect place to enjoy the scenery or dine al fresco.

For even more organization, there are several storage rooms for items not used daily.

It is sold furnished, so you don't have to worry about a thing. Ready to move in and enjoy your new home.

Its location is exceptional, surrounded by schools, pharmacies, supermarkets, shops, bars, restaurants, clinics, and, very importantly, quick access to the highway.

Don't miss the opportunity to live in a home that combines space, comfort, and style.

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