

# Mijas

## Apartment / Apartamento

€264,000

Ref: X22520



2



2



152 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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property  
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## **Property Purchase Expenses**

Property price .....	€264,000 (£227,806)
Transfer tax 7% .....	€18,480 (£15,946)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,589)
Remainder of deposit to 10% .....	€23,400 (£20,192)
Final Payment of 90% on completion ....	€237,600 (£205,025)

\* 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 ground floor apartment, with the height of a first floor, offering a comfortable and modern lifestyle. With 2 spacious bedrooms and 2 full bathrooms (one of them en suite), this home is perfect for enjoying tranquility and comfort. The separate kitchen features a convenient laundry room, while the bright living room gives access to a large terrace, ideal for relaxing or enjoying outdoor meals. The master bedroom also has direct access to the terrace, adding a special touch to your personal space. The apartment has pre-installation for central air conditioning, guaranteeing your comfort all year round. In addition, it includes a storage room and a garage space, which adds functionality to this magnificent property. Located in a private urbanization, you can enjoy beautiful green areas and a refreshing communal pool. The location is unbeatable: very close to the Calanova Golf Club and Miraflores Golf, as well as the link to the AP7 freeway. Just a few steps from La Cala, where you will find all the necessary services such as leisure, restaurants, schools and supermarkets. And best of all: less than 2 km from the beach!

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