

# Mijas

## Duplex/Townhouse / Casa adosada

€408,000

Ref: X22530



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140 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€408,000 (£352,063)
Transfer tax 7% .....	€28,560 (£24,644)
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% .....	€37,800 (£32,618)
Final Payment of 90% on completion ....	€367,200 (£316,857)

\* 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 Mijas Golf!

Discover this exclusive townhouse bathed by the Andalusian sun and surrounded by the uninterrupted green of the golf course. Distributed on four independent floors connected by an elegant interior staircase, this home offers privacy and comfort on each level.

Main features

- Three bedrooms with en-suite bathrooms: Each bedroom has its own full bathroom, ensuring an intimate and comfortable space for all residents.
- Guest bathroom: An additional toilet on the first floor for visitors and day-to-day comfort.
- Large outdoor patio: Ideal for outdoor breakfasts, gatherings with friends or simply enjoying the sunny weather.
- Communal swimming pool: Perfect for cooling off in summer, surrounded by a well-kept Andalusian-style environment.
- Communal parking: Assigned parking space for your vehicle, with direct access to the urbanization.

Distribution by floors

1. Ground floor: Entrance hall, guest toilet and exit to the patio.
2. Second floor: Bright living-dining room with large windows that flood the space with natural light and access to the patio.
3. Second floor: Two bedrooms, both with en suite bathroom and fitted closets.
4. Attic floor: Master bedroom with full bathroom and terrace-solarium overlooking the golf course and the sea on the horizon.

Environment and lifestyle

Located in a privileged area of Mijas Golf, you will enjoy walks between greens and fairways, with the Andalusian sun as a backdrop.

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