

# Nerja

## Apartment / Apartamento

€185,000

Ref: X22702



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## **Property Purchase Expenses**

Property price .....	€185,000 (£160,081)
Transfer tax 7% .....	€12,950 (£11,206)
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% .....	€15,500 (£13,412)
Final Payment of 90% on completion ....	€166,500 (£144,072)

\* 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 the very heart of Nerja, this beautifully refurbished 1-bedroom apartment is just a 1-minute stroll from the iconic Balcón de Europa and only steps away from some of the town's most picturesque beaches, including Playa El Salón, Playa Calahonda, and Playa Torrecilla.

Situated on the 2nd floor of a well-maintained building with lift access, the apartment features a spacious open-plan living area with a modern kitchen, a stylish bathroom with shower, and a comfortable double bedroom. A small private balcony adds to the charm, offering a perfect spot to enjoy the Mediterranean breeze.

Recently renovated, the property boasts a bright and contemporary design throughout, with natural light and clean finishes that create a welcoming and airy feel. Its unbeatable central location places shops, restaurants, and all local amenities right on your doorstep.

Whether you're looking for a holiday retreat, a smart rental investment, or a cozy home to enjoy all year round, this apartment is a fantastic opportunity.

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