

# Nerja

## Apartment / Apartamento

€160,000

Ref: X22703



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28 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€160,000 (£138,400)
Transfer tax 7% .....	€11,200 (£9,688)
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 (£2,595)
Remainder of deposit to 10% .....	€13,000 (£11,245)
Final Payment of 90% on completion ....	€144,000 (£124,560)

\* 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

Sunny Studio by the Sea in Nerja's Torrecilla Area

Perfect as a lock up and leave holiday home, a charming full-time residence, or a smart investment opportunity. Get ready to fall in love with this bright and sunny studio apartment, ideally located in the popular Torrecilla area of Nerja, just steps from the sandy beach and a short walk to the iconic Balcón de Europa.

Surrounded by bars, restaurants, shops, and all the essentials, you'll have everything at your fingertips, and the beach is quite literally just around the corner.

Situated on the third floor, the apartment is bathed in natural light throughout the day thanks to its south-facing orientation. The private balcony offers a delightful spot to relax with partial sea views, perfect for enjoying the sun and Mediterranean surroundings.

Inside, the studio is bright and functional and with a few homely touches, it could easily become a warm and inviting full-time residence. Already granted a tourist licence and part of a block featuring other successful holiday rentals, it also presents a solid investment opportunity offering rental potential from day one.

Offered at an attractive price below similar studio apartments in Nerja, this is a fantastic opportunity in one of the town's most desirable locations. Contact us now to arrange a viewing and be among the first to see it!

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