

# Valle del Este Golf

Duplex/Townhouse / Casa adosada

€124,500

Ref: B2150



2



2



95 m²



81 m²



✓



✓



✓



Consumption  
E - 139kW

Emissions  
E - 26kg

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## Property Purchase Expenses

Property price .....	€124,500 (£106,034)
Transfer tax 7% .....	€8,715 (£7,422)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,278)

## Fees and Taxes

Communal fees .....	€69.32 per month
IBI property tax .....	€119.97 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,555)
Remainder of deposit to 10% .....	€9,450 (£8,048)
Final Payment of 90% on completion ....	€112,050 (£95,431)

\* 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

\*\*\*REDUCED JAN 2024\*\*\*

This is an opportunity to purchase a recently renovated and decorated duplex, offering two bedrooms and two bathrooms, located in Los Olivos 2, on Valle del Este.

The property is in an excellent location, with the communal pool being at the top of the community, next to the communal parking area.

Valle del Este offers a small commercial centre, wonderful golfing facilities, bars and restaurants, in addition to the 4 star Hotel and spa, which is open to non-residents.

A communal walkway takes you to the property and there is a gated entrance to the front garden.

From here two steps take you to the front door, where you will find an elevated south facing terrace, an ideal place for enjoying the sunshine.

From here you are taken into the main living area of the property, comprising of an open plan living and dining area.

Here you will find a newly installed log burner and ideally there is storage space underneath the stairs.

An archway from here takes you into the modern kitchen, offering ample storage and white goods. A door from here will take you to the rear garden area, where you have a covered utility area. Ideally, this is located next to the road, which allows you to park your car and unload shopping easily.

On this level, there is also a shower room.

A staircase will take you to the first floor of the property, where you have the two bedrooms and bathroom.

Both of the bedrooms offer fitted wardrobes and each has their own private terrace, one looking over the golf course and the other onto the road.

Continuing up a second flight of stairs will take you to your private solarium, offering stunning views over the golf course, countryside and distant mountains.

The property comes very well presented and although renovated and modernised, still maintains traditional features such as the marble floors.

The property also offers newly installed air-conditioning and has allocated car parking.

Contact us on 0034 950 615 388 to arrange a viewing.