

# San Juan de los Terreros

Apartment / Apartamento

€169,950

Ref: B2353



1



1



64 m²



✓



✓



2 min.



✓



Consumption  
C - 42kW

Emissions  
C - 8kg



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## Property Purchase Expenses

Property price .....	€169,950 (£144,950)
Transfer tax 7% .....	€11,897 (£10,147)
Notary fees (approx) .....	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx) .....	€1,500 (£1,279)

## Fees and Taxes

Communal fees .....	€68.43 per month
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,559)
Remainder of deposit to 10% .....	€13,995 (£11,936)
Final Payment of 90% on completion ....	€152,955 (£130,455)

\* 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

This fantastic ground floor, corner position apartment is located on the newly constructed community of Mar de Pulpi, just on the outskirts of the very sought after beach resort of San Juan de los Terreros.

This beautifully designed community offers all year round living and excellent investment potential. With gated grounds, communal gardens, underground parking and large adult and children's swimming pools, the low monthly community fees are great value for what you get included.

With easy street access from the public parking, the apartment is located on the ground level with a small ramp to the front door making the property suitable for all ages and disable friendly. There is a lift down to the underground parking which makes it even more comfortable.

Internally, the property is brand new and finished to a modern standard throughout and is fully ready to move into. It also benefits from solar panels for hot water, with a back-up gas boiler available if required.

An entrance hallway allows lights to flow through the property. Immediately to your left is the bedroom, a large double room with built in wardrobes.

The family shower room has a sleek, clean design with a sliding glass shower screen, built in sink unit and mirror. Behind the shower room door, you will find the washing machine, neatly situated with the space for additional shelving of cupboards.

The open plan living area is a bright and airy space. The corner L shaped kitchen comes with ample units and modern appliances and the room is large enough for the full size dining table and separate living room.

Large sliding patio doors open out on to the private outside space which consists of a tiled covered terrace as well as an open garden space which overlooks the swimming pool. A private gate provides access directly into the communal grounds.

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