

# Manilva

Apartment / Apartamento

€169,000

Ref: J19568



2



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103 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€169,000 (£145,379)
Transfer tax 7% .....	€11,830 (£10,177)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,290)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,581)
Remainder of deposit to 10% .....	€13,900 (£11,957)
Final Payment of 90% on completion ....	€152,100 (£130,841)

\* 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

2 bedroom 2 bathroom apartment with golf, mountains and sea views and parking. Urbanisation benefits from a generous sized communal pool with nice gardens and childrens park. Within a short distance to the popular port of La Duquesa with its many international restaurants, bars and beaches. As you enter the property you are faced with a short corridor with the kitchen entrance on the left and directly in front the open plan dining/lounge area that leads onto the covered terrace via floor to ceiling glass sliding patio doors. The entrance has a reception area where coats/jackets can be hung accompanied with a side table and mirror. The fully fitted kitchen has been designed along the length of the wall you face as you enter the room where you'll find the majority of appliances and work surfaces. There is a double window at the far end providing plenty of natural light. The Kitchen has room for a breakfast table and chairs. As you leave the kitchen and turn left you enter the open plan dining/lounge area. This generous sized room accommodates a dining table that comfortably seats 4 and the main lounge area where you can gain access to the covered terrace. In addition to the floor to ceiling glass sliding patio doors there is a large double window providing plenty of natural light for the open plan room. The terrace has 2 access points, the lounge and the Master bedroom. The terrace provides some stunning views of 2 fairways of nearby golf courses and mountains towards the north, and wonderful sea views towards the east and southeast. The east side of the terrace has new windows installed so that the terrace can be enjoyed all year round. A lovely setting for alfresco dining or simply relaxing soaking in the mediterranean lifestyle. As you leave the terrace just before the dining area on the right hand side of the open plan room is a door providing access to the 2 bedrooms and 2 bathrooms. As you enter you'll find the family bathroom with bath-shower and Bedroom 2 towards the left and the Master Bedroom with en-suite with bath-shower towards the right. Both bedrooms have fitted wardrobes, bedroom 2 currently accommodates 2 single beds with glass sliding patio doors giving access to a small south facing private balcony. The Master bedroom has sea views via the glass sliding patio doors that lead onto the terrace as well as 2 double windows providing golf and mountain views towards the north. As you leave the apartment directly in front of you is the lift and to the right stairs. As you leave the block, towards the right you will find a lovely green area with benches and children's park. The urbanisation also benefits from a generous sized pool with partial sea views set in nice surrounding communal gardens. The urbanisation has a secure entry for residents or the secured automated entrance for cars providing private and secure living. If you fancy a day out shopping, Marbella is only 20 minutes away, and Gibraltar is with...

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