

# Manilva

Apartment / Apartamento

€564,000

Ref: J19877



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171 m<sup>2</sup>



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Applied for

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## Property Purchase Expenses

Property price .....	€564,000 (£475,255)
Transfer tax 7% .....	€39,480 (£33,268)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€53,400 (£44,998)
Final Payment of 90% on completion ....	€507,600 (£427,729)

\* 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 fabulous, beachfront east facing ground floor 3 bed apartment provides spectacular sea views, partial mountain views and overlooks beautiful landscaped communal gardens and swimming pool. The property comes fully furnished with private underground parking and store room. The property is located in the popular beachfront urbanisation, Los Granados, located between Marina de la Duquesa and the village of El Castillo. It is a fantastic, well-maintained urbanisation with beautiful landscaped communal gardens and a generous sized communal swimming pool which is open all year round with a beach bar. The urbanisation is a secure gated community with 24 hour security/concierge. Leaving the gated urbanisation on the beachside you can either spend time on the beach or dine at the beach chiringuito. The popular Marina de la Duquesa is less than a 10 minute walk away or alternatively a few minutes drive via the internal roads. Marina de La Duquesa is a lovely Marina with a number of local and international bars, restaurants, cafés. You could even follow the promenade and walk along the Casares coast to neighbouring Sabinillas. The beach promenade or paseo has a selection of quality tapas bars, restaurants, and beach chiringuitos offering a variety of local and international cuisine. The beach has been awarded the Blue Flag, a distinction awarded by the European Foundation for Environmental Education. The spacious property further benefits from marble floors, fully fitted wardrobes, and air-conditioning. The air-conditioning via vents compliments the modern feel to the property. The lounge and Master bedroom has access to the main terrace and bedroom 2 and bedroom 3 share access to a private terrace. As you enter the property you are in the reception area. To your right is the kitchen entrance, to the left is the generous sized open plan dining/lounge and in front is an archway entrance to the bedrooms and bathrooms. The fully fitted kitchen is well designed with cupboards and work surfaces on both sides and a breakfast table with 4 chairs at the far end by the window. The floor to ceiling double window provides plenty of natural light. Opposite the breakfast table is a closed glass door that provides access to the utility/laundry room. The well designed kitchen demonstrates good planning of workflow and lighting. As you approach the open plan dining/lounge you are immediately drawn towards the floor to ceiling sliding patio doors providing plenty of natural light, enticing you towards the terrace and beautiful landscape beyond. This well presented room has a drinks cabinet and dining table and in the lounge area 2 large sofas, coffee table and television. As you approach the terrace you fully appreciate the breathtaking sea views, partial mountain views, the landscape gardens and communal swimming pool. The covered terrace runs the length of the east side of the apartment and has 2 access points 1) via the lounge 2) via t...

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