

# Estepona

## Apartment / Apartamento

€350,000

Ref: J22717



2



2



115 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€350,000 (£305,025)
Transfer tax 7% .....	€24,500 (£21,352)
Notary fees (approx) .....	€750 (£654)
Land registry fees (approx) ...	€750 (£654)
Legal fees (approx) .....	€1,500 (£1,307)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,615)
Remainder of deposit to 10% .....	€32,000 (£27,888)
Final Payment of 90% on completion ....	€315,000 (£274,523)

\* 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 bright and spacious two-bedroom apartment with sea views, located in a sought-after residential area between Estepona and Manilva. This corner property is beautifully positioned, offering fantastic outdoor space with a sunny, south-facing terrace, perfect for relaxing, dining al fresco or soaking up the Mediterranean sunshine. Thanks to its position, the apartment enjoys lovely natural light throughout the day. The living and dining area is spacious and opens directly onto the terrace, making it ideal for entertaining or unwinding after a day at the beach. The kitchen is semi-open to the living space, fully equipped, and has a handy separate laundry area. There are two good-sized double bedrooms with fitted wardrobes. The main bedroom has an ensuite bathroom and direct access to the terrace. The second bedroom enjoys lovely open views, and there is also a second family bathroom. The apartment is situated in a gated complex with beautifully maintained gardens and several communal pools to enjoy throughout the year. The beach is just a short stroll away, and you can walk or cycle along the promenade that stretches from Duquesa to Estepona. Local shops, restaurants and amenities are all within a 5-minute drive, with the lively town of Estepona nearby. The apartment comes with underground parking and a private storage room, ready for you to move in and start enjoying life on the Costa del Sol. An ideal property for those looking for a home, holiday retreat or rental investment. Come view with me!

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