

# Urbanizacion los Balcones

€172,500

Apartment / Apartamento

Ref: V22687



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79 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 .....	€172,500 (£149,316)
Transfer tax 10% .....	€17,250 (£14,932)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,597)
Remainder of deposit to 10% .....	€14,250 (£12,335)
Final Payment of 90% on completion ....	€155,250 (£134,384)

\* 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 East Facing, Two Bedroom, Second Floor Apartment in Playa Flamenca, is located within a sought-after complex in the heart of the Orihuela Costa, just a 5 minute walk to a variety of cafe bars and restaurants, with the beautiful beaches and La Zenia Boulevard shopping centre only a 5 minute drive away. A prime location, also within a 10 minute radius of three fantastic golf courses. This well-presented apartment boasts a spacious 79m2 build and comprises a bright lounge/dining room with double sliding glazed doors leading out to a covered terrace, perfect for enjoying the morning sun. There is a separate fully fitted kitchen, two double bedrooms with built-in wardrobes and ceiling fans, a family shower room, and an additional bathroom. The apartment also benefits from air conditioning, a communal solarium, and lift access within the block. Set within beautifully maintained communal pool and gardens, this property also includes an underground parking space and a handy store room. A fantastic opportunity for permanent living, a holiday home, or rental investment in this highly desirable area of the Costa Blanca South.

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