

# Ciudad Quesada

## Apartment / Apartamento

€219,950

Ref: V22949



2



1



76 m<sup>2</sup>



✓



Consumption  
E

Emissions  
Applied for

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



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€219,950 (£190,873)
Transfer tax 10% .....	€21,995 (£19,087)
Notary fees (approx) .....	€750 (£651)
Land registry fees (approx) ...	€750 (£651)
Legal fees (approx) .....	€1,500 (£1,302)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,603)
Remainder of deposit to 10% .....	€18,995 (£16,484)
Final Payment of 90% on completion ....	€197,955 (£171,785)

\* 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 South West Facing, Two Bedroom, Top Floor Corner Apartment in Doña Pepa is located within a highly sought-after, impeccably maintained gated residential, holiday & exclusive complex called Residencial Albamar. Just a 5–10 minute walk to bars and restaurants, with main chain supermarkets and a JYSK furniture store around 15 minutes walk away. The La Marquesa Golf Course in Rojales, plus the towns of Benijofar and Quesada, can be reached in 5–10 minutes by car, while the beautiful beaches are only a 10-minute drive. Occupying a desirable corner position, this immaculately presented apartment of 76m<sup>2</sup> offers a bright, open-plan living area with double sliding glazed doors that open to a spacious terrace. There is a fitted kitchen, two double bedrooms with built-in wardrobes, and a family bathroom. From the terrace, external stairs lead up to an impressive private solarium of approximately 60m<sup>2</sup>, complete with a store room (plumbed for possible use as a utility), built-in work sink area, BBQ, and superb open views towards the salt lake – perfect for enjoying spectacular sunsets. Extras include an underground parking space and air conditioning. The stunning complex boasts three beautifully laid out communal pool areas, a children's pool, decorative built features including water fountain, and various planted areas, palm trees. Located on the Costa Blanca South, this property combines comfort, style, and a prime position close to all amenities.

&nbsp;

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