

# Estepona

## Apartment / Apartamento

€739,000

Ref: X21934



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2



151 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€739,000 (£628,963)
Transfer tax 7% .....	€51,730 (£44,027)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,277)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,553)
Remainder of deposit to 10% .....	€70,900 (£60,343)
Final Payment of 90% on completion ....	€665,100 (£566,067)

\* 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**

Located in the prestigious area of Bahía de Estepona, in west Estepona, is this magnificent duplex penthouse. The property stands out for its proximity to local amenities and transport, making it an ideal choice for those seeking convenience and accessibility.

The duplex has three spacious bedrooms and two bathrooms, all of which are in excellent condition. The kitchen is fully equipped, providing a functional and modern space for day-to-day living. The property extends over 151m<sup>2</sup> of constructed area, complemented by a 39m<sup>2</sup> private terrace offering stunning sea and panoramic views of the area. In addition, the air conditioning system and underfloor heating in the bathrooms ensure maximum comfort all year round. The development offers a range of communal facilities including a swimming pool, gardens and a garage, all designed to enhance the quality of life of its residents. Sports enthusiasts will appreciate the tennis court available on the complex. The gated community guarantees security and tranquillity, allowing you to enjoy life on the coast in total serenity. Strategically located, the property is close to renowned golf courses and the beach. Furthermore, it is within easy reach of Puerto Banús, Marbella Centro and Estepona town centre, providing access to a wide range of services, shops and entertainment options. This privileged location makes this duplex penthouse an unbeatable choice for those seeking the perfect balance between luxury and convenience on the Costa del Sol.

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