

# Estepona

## Apartment / Apartamento

€509,000

Ref: X22044



3



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110 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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Huércal-Overa Office  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €509,000 (£440,438) |
| Transfer tax 7% .....           | €35,630 (£30,831)   |
| 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 (£2,596)     |
| Remainder of deposit to 10% .....       | €47,900 (£41,448)   |
| Final Payment of 90% on completion .... | €458,100 (£396,394) |

\* 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

Brand new refurbished flat in the centre of Estepona - 3 bedrooms, 3 bathrooms and tourist license

Imagine waking up every day in the heart of Estepona, walking just a few minutes to the sea, sipping a coffee on a sunny terrace and enjoying the vibrant and authentic atmosphere of one of the most charming towns on the Costa del Sol. This flat, located in a quiet pedestrian street just 600 metres from the Paseo Marítimo, is much more than just a home: it is a lifestyle opportunity and also an investment ready to pay off from day one.

Highlights

3 bright and spacious bedrooms

3 full bathrooms with elegant walk-in showers

Open plan living space with integrated kitchen and lounge, perfect for sharing and enjoyment

Balcony terrace, interior patio and storage room

Air conditioning hot/cold in all rooms

PVC windows with double glazing

Recessed LED lighting

Fully equipped designer kitchen with brand new appliances

Fully furnished, ready to move in or rent out

Tourist licence active - immediate profitability

Only 50 metres from public car park for 1€ per day

Surrounded by all amenities: beaches, cafes, restaurants, shops, markets, pharmacies, public transport

Ideal for living, enjoyment or investment

This property combines the comfort of new with the privilege of an excellent location. Whether you are looking for your ideal home by the sea or an investment with high tourist profitability, here you have it all. Discover your new beginning in Estepona.

Come and see it. Enter, breathe, imagine... .. and feel that you have finally found it.

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