

# Velez-Malaga

## Duplex/Townhouse / Casa adosada

### €820,000

### Ref: X22142



4



3



250 m<sup>2</sup>



250 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€820,000 (£690,768)
Transfer tax 7% .....	€57,400 (£48,354)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,527)
Remainder of deposit to 10% .....	€79,000 (£66,550)
Final Payment of 90% on completion ....	€738,000 (£621,691)

\* 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 is a magnificent front line beach townhouse with spectacular views to the beach and the promenade. The property has a living room, a kitchen, 4 bedrooms, 2 bathrooms, a toilet, 3 terraces, a balcony, a garage for 2 cars and a storage room. The house is divided into 3 floors and the basement where the garage is located. The entrance is on the ground floor where we find a hallway that connects with the kitchen, a toilet and the living room that has a large outdoor terrace, from the same terrace we have a door that gives access to the promenade and the beach. The first floor has 3 bedrooms and 2 bathrooms, from 2 bedrooms you have breath-taking sea views, the master bedroom has a dressing room, a terrace and an en-suite bathroom, the other bathroom is for the 2 bedrooms. On the third floor we have a room with 2 large terraces one facing the mountains and the other facing the sea and have incredible panoramic views. In the basement we find a large garage that can store 2 cars and there is plenty of space to store things, just in front of the garage there is a large storage room. The property is perfect if you like to live in front of the sea. The sound and the peace that the sea transmits is incomparable. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world, it is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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