

# Nerja

## Duplex/Townhouse / Casa adosada

### €515,000

### Ref: X22237



2



2



111 m²



Consumption  
G

Emissions  
Applied for

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



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**Mojacar Office**  
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**Huércal-Overa Office**  
Carretera Estación 143

**Mijas Costa Office**  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€515,000 (£445,630)
Transfer tax 7% .....	€36,050 (£31,194)
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% .....	€48,500 (£41,967)
Final Payment of 90% on completion ....	€463,500 (£401,067)

\* 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

A wonderful 2 bedroom townhouse, situated in the Chimenea area of Nerja, within walking distance to Burriana Beach.

On the ground floor, is a spacious living area with open plan lounge and dining area with a separate fully fitted kitchen and guest toilet. The living room lead onto a private terrace, ideal for outdoor dining.

On the first floor are two double bedrooms, each with fitted wardrobes. The master bedroom includes a full bathroom and a private terrace with partial sea views. There is also an additional full bathroom on this floor.

The top floor has a additional living space with dining area and amazing sea views from the large window. There is also a solarium terrace with built-in outdoor kitchen for BBQs, where you can enjoy village and sea views.

An added bonus with this property, is the large garage for parking or storage.

This wonderful home is located within a gated community and residents have access to the communal swimming pool.

A fantastic property which can be a wonderful permanent home, or an investment as a holiday rental in this superb location.

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