

Estepona

Duplex/Townhouse / Casa adosada

€495,000

Ref: X22536



2



2



96 m²



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Consumption
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Emissions
Applied for

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property**
CHOICE

Property Purchase Expenses

Property price	€495,000 (£427,136)
Transfer tax 7%	€34,650 (£29,899)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,294)

Standard form of payment

Reservation deposit	€3,000 (£2,589)
Remainder of deposit to 10%	€46,500 (£40,125)
Final Payment of 90% on completion	€445,500 (£384,422)

* 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 established Bahia Azul urbanisation, this traditional Spanish house offers an excellent opportunity to acquire a property with direct access to the beach and communal amenities. The property features two bedrooms and benefits from an upstairs terrace with sea views as well as downstairs patio with access to communal garden and pool. While the house maintains its original character, it requires a minor update to suit individual preferences.

Key Features:

Two bedrooms

Upstairs terrace with sea views

One-minute walk to the beach and access to boardwalk along the front to Estepona Port

Access to two communal swimming pools and padel court

Located within a quiet residential urbanisation

Investment Potential in Estepona

Estepona is a highly desirable area on the Costa del Sol, known for its attractive coastline and established infrastructure. The area boasts a range of amenities, including beaches, golf courses, and local services. Strong demand for properties in this region makes this townhouse a sound investment opportunity with potential for capital appreciation and rental income.

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