

Nerja

Duplex/Townhouse / Casa adosada

€498,000

Ref: X22948



3



2



113 m²



220 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€498,000 (£432,164)
Transfer tax 7%	€34,860 (£30,252)
Notary fees (approx)	€750 (£651)
Land registry fees (approx) ...	€750 (£651)
Legal fees (approx)	€1,500 (£1,302)

Standard form of payment

Reservation deposit	€3,000 (£2,603)
Remainder of deposit to 10%	€46,800 (£40,613)
Final Payment of 90% on completion	€448,200 (£388,948)

* 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

In El Condal, Nerja, this spacious townhouse with a private pool offers comfortable and practical living, with well-planned spaces and several areas to enjoy both indoors and outdoors.

The property has approximately 220 m² of built space on a 113 m² plot. It was built in 1991 and has been renovated several times, most recently in 2013.

Layout:

Ground floor: terrace with pool, porch, living-dining room, guest toilet, equipped kitchen, pantry, and laundry room.

First floor: master bedroom with terrace, second bedroom, office, and full bathroom.

Basement: gym, home cinema/leisure room with direct access to the pool, and guest toilet.

Other features:

Marble floors, electric blinds, air conditioning in all rooms, large water tank, two electric water heaters, and video entry system.

No community fees

A well-maintained house with quality finishes, ready to move in.

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