

# Aguilas

Apartment / Apartamento

€356,500

Ref: B1556



2



2



69 m<sup>2</sup>



✓



✓



✓



3 min.



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€356,500 (£301,503)
Transfer tax 10% .....	€35,650 (£30,150)
Notary fees (approx) .....	€750 (£634)
Land registry fees (approx) ...	€750 (£634)
Legal fees (approx) .....	€1,500 (£1,269)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,537)
Remainder of deposit to 10% .....	€32,650 (£27,613)
Final Payment of 90% on completion ....	€320,850 (£271,352)

\* 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

Are you looking for a NEW BUILD? Yes? Well, take a look at this fantastic opportunity to purchase a beautiful 2 bedroom, 2 bathrooms, south facing, ground floor apartment with sea views.

Construction for Phase 1 has a completion date for mid 2025. A showroom of a 3 bedroom/2 bath apartment is now available for viewing.

The property is located on the Isea Calma development. Situated in bloque A A07, which is located in the Isla del Fraile Resort, with a variety of amenities including, restaurants, shops, a supermarket, café bars, cinema and all the services that are available in the busy bustling town of Águilas.

Available units in Phase 1

A02 - 376,500€

A07 - 356,500€

B04 - 295,000€

D04 - 317,000€

E03 - 361,500€

B12 - 310,000€

C14 - 436,000€

B23 - 427,000€

This private urbanization offers two amazing communal swimming pools, chill out areas, gardens, games area, outdoor gym and much more. A simply amazing location where you will experience the sunrise from the Cabo de Gata.

Águilas is surrounded by the mountain ranges Sierra de la Carrasquilla, the Lomo de Bas and la Sierra de la Almenara, with a variety of trails that come together in part of the Nature reserves of Cabo Cope and Puntas de Calnegre. Águilas offer plenty of opportunity for water sports, hiking and golfing. The development is only 5 minutes by car from the town of Águilas and 1 hour from the international airport of Murcia. 1 hour and 20 minutes from Almeria Airport and 1 hour and 40 minutes from Alicante Airport.

The community offers private underground gated, security entry parking with pre-installation of electric vehicle charging stations.

This is modern ground floor apartment offers a spacious bright and airy open plan, lounge, dining room and fully fitted modern kitchen with a good range of storage units. There are 2 double bedrooms, both featuring built in storage, one benefitting from an en-suite bathroom and a family bathroom. The apartment has the bonus of a private terrace area perfect for outside living and dining and enjoying the stunning sea views.

See specifications below:

Open-plan Living / Dining room / Kitchen	25.19m <sup>2</sup>
Bedroom 1	13.23m <sup>2</sup>
Bedroom 2	9.61m <sup>2</sup>
Bathroom 1	4.11m <sup>2</sup>
Bathroom 2	4.17m <sup>2</sup>