

Valle del Este Golf

Duplex/Townhouse / Casa adosada

€224,950

Ref: B1994



3



2.5



249 m²



125 m²



✓



✓



✓



Consumption
G - 210kW

Emissions
F - 37kg

Tel: +34 950 615 388
www.spanishpropertychoice.com



spanish
property
CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Property Purchase Expenses

Property price	€224,950 (£188,249)
Transfer tax 7%	€15,747 (£13,177)
Notary fees (approx)	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx)	€1,500 (£1,255)

Fees and Taxes

Communal fees	€126.80 per month
IBI property tax	€503.56 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,511)
Remainder of deposit to 10%	€19,495 (£16,314)
Final Payment of 90% on completion ...	€202,455 (£169,424)

* 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 stunning duplex, situated in the renowned golf community of Valle del Este, offers a unique blend of luxurious living and access to a variety of amenities.

Valle del Este is not just a golf course; it is a well-established community that boasts bars, restaurants, a 4-star hotel with a spa, and restaurant facilities. Residents and guests can indulge in these facilities, creating a lifestyle that combines leisure, relaxation, and outdoor activities.

The location also provides convenience with a small commercial center, and a short drive will take you to the local town of Vera. Vera offers everything you need, including supermarkets, banks, bakeries, fishmongers, and butchers, ensuring that daily essentials and leisure activities are easily accessible.

Access to the duplex is through a private garden, creating an inviting outdoor space that captures the essence of Spain's outdoor living. The garden features established trees, plants, and sitting areas, wrapping around the property to provide lovely open views of the golf course and the serene lake area.

Upon entering the property, a bright and well-equipped kitchen greets you on the right, offering ample storage and a range of white goods. A separate utility space, housing the boiler and providing room for a washing machine and tumble dryer, adds practicality to the layout. The living area, bathed in natural light through three sets of glass patio doors, is spacious enough for both dining and lounge areas. A guest bathroom on this level adds to the convenience.

The upper level, accessible via an open plan staircase, features a family bathroom with a walk-in shower, hand basin, and toilet.

The three bedrooms are well-appointed, each offering natural light, ventilation, and fitted wardrobes.

The second double bedroom provides access to a small balcony with captivating views of the golf course and lake.

The main bedroom comes with an en-suite, featuring a bathtub with an overhead shower, Jack and Jill hand basins, bidet, and toilet.

Returning to the main living area, a covered seating area provides a sheltered space with views of the garden and golf course. The outdoor experience continues with a set of steps leading to another seating area, offering privacy amidst trees and panoramic views.

Additional features include a garage space measuring 9.55m² and a large trastero (store room) for storage.

The property is equipped with air-conditioning, providing both hot and cold functionalities for temperature control.

The sale includes furnishings, although the option for a separate offer for an unfurnished sale is open for discussion.

Explore the charm of this exquisite duplex even before stepping inside! Click on the 'Video Play' button above to embark on a virtual walk around tour of the Duplex. Immerse yourself in the interiors and envision the lifestyle this property has to offer.

To gain a better understanding of the location and its surroundings, click...

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