

# Palomares

Duplex/Townhouse / Casa adosada

€130,000

Ref: B2171



2



2



81 m<sup>2</sup>



99 m<sup>2</sup>



✓



✓



3 min.



Consumption  
E - 125kW

Emissions  
D - 24kg

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## Property Purchase Expenses

Property price .....	€130,000 (£109,935)
Transfer tax 7% .....	€9,100 (£7,695)
Notary fees (approx) .....	€750 (£634)
Land registry fees (approx) ...	€750 (£634)
Legal fees (approx) .....	€1,500 (£1,268)

## Fees and Taxes

Communal fees .....	€86.67 per month
IBI property tax .....	€168.29 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,537)
Remainder of deposit to 10% .....	€10,000 (£8,457)
Final Payment of 90% on completion ....	€117,000 (£98,941)

\* 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

\*\*\*VENDOR IS OPEN TO A DISCUSSION OF REASONABLE OFFERS\*\*\*

Nestled within the charming community of Hacienda del Marques 1 in Palomares, this two-bedroom, two-bathroom duplex presents an incredible opportunity for those seeking a delightful and comfortable home.

The property is not only well-maintained but also offers access to a range of community amenities that make everyday living truly enjoyable.

Upon entering the community, it becomes evident that the communal areas have been meticulously cared for. Gardens with well-established trees, and an array of vibrant plants create a serene and picturesque environment.

The centerpiece of the community is the presence of two inviting pools, an absolute necessity during the hot summer months, where you can bask in the sun and cool off at your leisure.

One of the noteworthy features of this community is the gated access, ensuring security and peace of mind for all residents.

As you approach the property, a communal walkway leads you to the front entrance, which is surrounded by a spacious terrace area. This outdoor space provides ample room for tables and chairs, allowing you to relish the warm sunshine and take a moment to relax as you watch the world go by.

Stepping through the main entrance, you find yourself in a bright and airy living/dining area, creating a warm and welcoming atmosphere. An archway from this area leads to a convenient downstairs bathroom, complete with a walk-in shower, making it both stylish and practical.

Continuing along the hallway, you'll discover a well-sized kitchen, which also boasts a small storage area. The kitchen conveniently connects to the rear parking area, which, interestingly, several owners use as an additional external seating space. This flexibility in usage allows you to adapt the property to your specific needs and desires.

Heading up the stairs from the hallway, you reach the first floor, where the two bedrooms and the second bathroom are situated. The first bedroom, spacious and comfortable, overlooks the rear of the property.

The family bathroom on this floor is designed for easy maintenance, with its fully tiled surfaces. It offers a relaxing bath with an overhead shower and glass curtain.

The main bedroom features glass doors that open up to a private terrace area. This additional outdoor space serves as an ideal seating area and offers views of the community and the inviting pools.

For those who seek an even more elevated perspective, a set of stairs from the first floor leads to your private roof terraces. At the top of these stairs, you'll find a convenient storage area.

Two glass doors on the solarium provide access to both the rear and front areas, giving you the flexibility to enjoy the views and the outdoors as you please.

Contact us today on 0034 950 615 388 to arrange a viewing.

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