

# Palomares

Apartment / Apartamento

€79,000

Ref: B2176

SOLD



2



2



62 m<sup>2</sup>



✓



2 min.



✓



✓



Consumption  
G - 197kW

Emissions  
F - 37kg

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## Property Purchase Expenses

Property price .....	€79,000 (£66,826)
Transfer tax 7% .....	€5,530 (£4,678)
Notary fees (approx) .....	€750 (£634)
Land registry fees (approx) ...	€750 (£634)
Legal fees (approx) .....	€1,500 (£1,269)

## Fees and Taxes

Communal fees .....	€52.92 per month
IBI property tax .....	€105.85 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,538)
Remainder of deposit to 10% .....	€4,900 (£4,145)
Final Payment of 90% on completion ...	€71,100 (£60,143)

\* 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

\*\*\*SOLD JUNE 2024\*\*\*

Discover the charm of this delightful two-bedroom, two-bathroom ground-floor apartment, within the welcoming community of Balcones del Marques, situated in the coastal village of Palomares.

This inviting property offers a perfect blend of comfort, convenience, and coastal living.

One of the standout features of this apartment is its ideal location. Just a short two-minute drive away lies the beach, inviting you to enjoy the sun, sea, and sand at your leisure.

Even closer, you'll find the charming town of Palomares, which boasts an array of amenities to enhance your quality of life. Explore local shops, savour a coffee at your local café or indulge in the flavours of local cuisine at bars and restaurants

There is a also medical centre, pharmacy and a convenient Wednesday market.

Access to this property is through a private community gate.

As you step inside the property, you'll be greeted by a bright and spacious open plan living/dining area that has been tastefully decorated.

An archway from the lounge/diner leads to the well-equipped kitchen, complete with ample storage space in the form of wall and base units and a range of appliances including a fridge/freezer, oven, and hob. From the kitchen, you can step out into a private courtyard that has been beautifully decked, offering an ideal space for outdoor living and al fresco dining.

The apartment has two bedrooms and two bathrooms.

The main bedroom offers fitted wardrobes and a sliding glass door, giving access to the courtyard area.

There is a fully fitted en-suite bathroom, which includes a bath, bidet, vanity unit, and toilet.

The second bedroom is a comfortable twin bedroom, also benefiting from fitted wardrobes, ensuring ample storage space for your personal belongings.

In addition, there is a family bathroom with a shower, toilet, and vanity unit, ensuring convenience for both residents and guests.

Don't miss the opportunity to make this delightful apartment your new home or holiday getaway.

To arrange a viewing, call us on 0034 950 615 388.

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