

# Los Lobos

Apartment / Apartamento

€79,950

Ref: B2241



2



1



85 m<sup>2</sup>



✓



10 min.



✓



✓



Consumption  
Applied for

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Applied for

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## Property Purchase Expenses

Property price .....	€79,950 (£67,572)
Transfer tax 7% .....	€5,597 (£4,730)
Notary fees (approx) .....	€750 (£634)
Land registry fees (approx) ...	€750 (£634)
Legal fees (approx) .....	€1,500 (£1,268)

## Fees and Taxes

Communal fees .....	€54.72 per month
IBI property tax .....	€344.13 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,536)
Remainder of deposit to 10% .....	€4,995 (£4,222)
Final Payment of 90% on completion ...	€71,955 (£60,815)

\* 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

A superb turn-key ready apartment, located in the quaint village of Los Lobos, just a short drive from the nearest coastal resort and town of San Juan de los Terreros.

The fully gated community of Los Llanos de Los Lobos offers a beautiful communal swimming pool and terraces with just a short walk to the nearest bars and restaurants.

Accessed via a private staircase, this first floor penthouse has an open plan, bright and airy living and dining room with open plan kitchen. Patio doors with views over the swimming pool flood the property with natural sunlight and open onto a juliet balcony.

There is a feature log burning fire and the kitchen is fitted with traditional wooden cabinets with ample storage with electrical appliances.

A short hallway leads to the recently renovated shower room to now offer a full walk in modern shower tray with seating.

Both bedrooms have built in wardrobes and patio doors leading out to individual balconies.

An internal staircase leads up to a landing.

This would be an ideal area for additional storage or the potential for a built-in upstairs kitchen, to cater for the usage of the private roof terrace, a lovely space with 360° degree views.

An excellent addition to the property is a private garage located directly underneath the property with space for several vehicles and a large storage room.

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

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