

# Zujar

## Duplex/Townhouse / Casa adosada

# €199,995

### Ref: E224



9



3



132 m<sup>2</sup>



367 m<sup>2</sup>



Consumption  
Applied for

Emissions  
D - 34kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://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 .....	€199,995 (£166,822)
Transfer tax 7% .....	€14,000 (£11,678)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,251)

## Fees and Taxes

IBI property tax .....	€255.60 per annum
Refuse fees .....	€60.12 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,502)
Remainder of deposit to 10% .....	€17,000 (£14,180)
Final Payment of 90% on completion ...	€179,996 (£150,140)

\* 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

In collaboration with our Spanish Partner we are excited to offer this large 5 story building in the heart of historic Zujar, with three large self-contained apartments on 3 separate floors, plus a basement with garden access and a top floor with two secure storage rooms and a covered roof terrace.

This property offers so many possibilities and is all about location, location, location. Placed in the town centre-Plaza Mayor you have everything on your doorstep, the Balneario de Zujar- Spa centre, Banos De Zujar with thermal waters, Mount Jabalcon, close to Lake Negratin- perfect for enjoying water sports, set within the Geoparque Granada, not forgetting over 15 bars and restaurants, shops, banks, and a Saturday market.

This property offers very exciting opportunities. Imagine living in a modern & spacious 3-bedroom apartment in the Plaza Mayor, with views to the mountains & historical caves with the bonus of having a further 2 self-contained apartments rented out to tenants.

Or are you part of a multi-generational family, wanting to live close to each other and independently. Three generations can easily live in this building independently with their own separate floor and meet up in the evenings in the Plaza for tapas-no traveling to each other for celebrations and enjoy watching the fiestas in the square or on one of the properties outside balconies.

Or are you looking for a perfect apartment rental business, then look no further. This centrally located building is almost key ready to start taking tenants within weeks-will you choose long term rents or holiday lets. Maybe both!

Or are you looking for a large holiday home to accommodate the whole family. This is ideal - whilst all having your own apartments.

Or you could buy the building, make one of the apartments your dream Plaza apartment and sell the other 2?

So many opportunities with this newly renovated building which will you choose... This entire 367m2 property is now priced to sell at only €199,995

So let us explore this large building

We enter on the ground floor via a newly fitted front door, into a large entrance hall with the original & restored grand staircases. There is plenty of space to add personal post boxes and storage cupboards. The three floors are all fully converted into self-contained apartments, each having their own floor. The building has intercom entrance system fitted-saving you leaving the comfort of your home to let guests enter, the floors of each level have been sound proofed, the walls & ceilings have been replastered, all internal & external doors replaced, all newly fitted UVPC double glazed windows, fully fitted bathrooms with walk-in showers-you even have bathroom mirrors with Bluetooth to enjoy your personal music, each apartment has 3 double bedrooms, spacious lounges, kitchen areas-that have been fully laid with electrics and water pipes to allow easy installation of your own kitchen units, all fully rewired throughout. Altho...

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