

Manilva

Duplex/Townhouse / Casa adosada

€389,000

Ref: J20295



3



3



250 m²



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Consumption
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Emissions
Applied for

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CHOICE

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Property Purchase Expenses

Property price	€389,000 (£331,206)
Transfer tax 7%	€27,230 (£23,184)
Notary fees (approx)	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx)	€1,500 (£1,277)

Standard form of payment

Reservation deposit	€3,000 (£2,554)
Remainder of deposit to 10%	€35,900 (£30,566)
Final Payment of 90% on completion	€350,100 (£298,086)

* 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 is a fabulous, beautifully presented, spacious 3 bed townhouse located in La Vizcaronda. This house is excellently located and has stunning views. Not only do you have views of the Mediterranean Sea, but also views across to the Sierra Bermeja mountains and Manilva Vineyards. A perfect tonic—sit out on one of the many terraces and feast your eyes. The property is located in a gated community with well-maintained, mature gardens and communal pools. There are internal roads leading from here to the Marina de la Duquesa, with its numerous bars and restaurants. This property is distributed over four floors. The ground floor and first floors are the main living areas. There is a private basement and garage underground and the top floor is a fantastic solarium. This house is built to top quality specifications including marble floors, heating and air-conditioning, fully fitted wardrobes and fully fitted kitchen. As you enter through the main door, you come to the living area. On this floor, you have a large kitchen with a hatchway to the living-dining room and a guest toilet. If you are a fan of the open-plan feel - this kitchen can be opened up. The kitchen leads directly to a separate utility room. The living/dining room has a lovely open fireplace. From here, there are glass balcony doors to a large terrace. The terrace is perfect for dining al fresco. The views from here are simply breath-taking, and the outdoor space is perfect for entertaining. There is a fantastic BBQ area - sit outside, enjoy the BBQ whilst taking in those views of the sea and the stunning Bermeja mountain. The next floor up is home to three double bedrooms and two bathrooms. The main bedroom has an ensuite bathroom. The main bedroom also has a private terrace with more sea and mountain views. Sit out here, read a book and enjoy the Mediterranean lifestyle to the fullest. The third bedroom also has a private back balcony overlooking the community gardens. Up from here, a surprise awaits - there is a big solarium. This is another great place to sit and enjoy the views, sunbathe, or entertain. One major highlight of this property is the private garage. Down from the main landing, you have stairs leading to the basement, which has a garage and lots of storage space - fabulous to keep tools or even convert into an art studio. There is ample space for 2 cars. It makes it very easy to arrive home, park inside, and literally take any shopping up into the kitchen. This would make a great family home - it is spacious and has lots of outdoor space. This property is located in Duquesa Golf. It is an area that has so much to offer. Apart from the Marina, it is also only 5 minutes away from Casares Costa and Finca Cortesin, only 10 minutes from Sotogrande Marina and the Sotogrande International School, and only 15 minutes away from Estepona with its old town and vibrant colours. If flying in from abroad, there are a number of international air...

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