

# Manilva

Apartment / Apartamento

€260,000

Ref: J20324



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83 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€260,000 (£216,055)
Transfer tax 7% .....	€18,200 (£15,124)
Notary fees (approx) .....	€750 (£623)
Land registry fees (approx) ...	€750 (£623)
Legal fees (approx) .....	€1,500 (£1,246)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,493)
Remainder of deposit to 10% .....	€23,000 (£19,113)
Final Payment of 90% on completion ....	€234,000 (£194,449)

\* 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 fabulous two bedroom, two bathroom apartment located in a beachfront urbanisation in Sabinillas, with fantastic sea views. The property comes with a private parking space in the underground garage. The apartment has two bedrooms and two bathrooms. The main bedroom has an ensuite bathroom and fabulous sea views. The kitchen is fully fitted with access to a separate utility room. The lounge/ diner leads out to a covered terrace with fantastic views to the sea. Sit out here, sip a nice glass of wine and take in those fabulous views and the sound of the sea. La Noria IV is one of the best-maintained urbanisations in Sabinillas. The gardens are impeccable. The community is completely gated and very secure, as there is 24-hour porter at the entrance. The facilities are fantastic, with padel tennis courts and a large hotel-like swimming pool and children's pool. In the Summer months, there is a lifeguard on duty, adding to one's peace of mind. There is also a children's play area. I particularly love that you can walk out of the back gate of this urbanisation, straight to the promenade and beach. Go for an early morning walk and see the spectacular sunrise - or enjoy those amazing Summer evenings. Why not tumble out of bed and walk to a nearby beach bar or café for a traditional Spanish coffee. This is really a wonderful place to be in if you want to enjoy Spanish lifestyle and if you do not want to worry about always needing a car. You can walk along the promenade to Duquesa and beyond or in the opposite direction to Casares Costa. Both sides are spectacular in their own right. Sabinillas has lots of amenities including banks, post office, health centre, sports centre, and small boutiques. There are lots of café and restaurants. Within minutes you can be at some of the coast's best golf courses or take a trip to the white-washed villages. You are spoilt for choice here! Whether you chose Manilva, Casares, Gaucin or Benahavis.. to name but a few - each one has its unique character and its beauty. If you are more into partying or shopping, then Puerto Banus and Marbella are a mere 20-minute drive. This apartment is a fantastic location and would make the perfect holiday home. Come View with Me!

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