

# Urbanizacion los Balcones

## Villa

€179,000

Ref: V20428



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81 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €179,000 (£150,834) |
| Transfer tax 10% .....          | €17,900 (£15,083)   |
| Notary fees (approx) .....      | €750 (£632)         |
| Land registry fees (approx) ... | €750 (£632)         |
| Legal fees (approx) .....       | €1,500 (£1,264)     |

## Standard form of payment

|                                         |                     |
|-----------------------------------------|---------------------|
| Reservation deposit .....               | €3,000 (£2,528)     |
| Remainder of deposit to 10% .....       | €14,900 (£12,555)   |
| Final Payment of 90% on completion .... | €161,100 (£135,751) |

\* 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 Beautiful, Modern, Three Bedroom Quad Villa is located in Blue Lagoon area of San Miguel de Salinas, offering views of the surrounding residential area. Just a 3-minute drive from local shops and bars, and only 10 minutes from the stunning beaches of Orihuela Costa, this villa is perfectly situated for both convenience and leisure. Inside, you'll find a stylish open-plan kitchen with a separate utility room, air conditioning throughout, fitted wardrobes, and two modern shower rooms. The exterior boasts a low-maintenance garden, a dedicated BBQ area, and a private solarium, ideal for enjoying the Mediterranean climate. NO COMMUNITY POOL

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