

# Puerto de la Torre

Apartment / Apartamento

€415,000

Ref: X21864



3



2



122 m<sup>2</sup>



✓



Consumption  
D

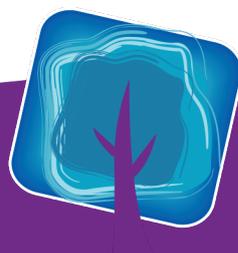
Emissions  
D

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €415,000 (£356,041) |
| Transfer tax 7% .....           | €29,050 (£24,923)   |
| Notary fees (approx) .....      | €750 (£643)         |
| Land registry fees (approx) ... | €750 (£643)         |
| Legal fees (approx) .....       | €1,500 (£1,287)     |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,574)     |
| Remainder of deposit to 10% .....       | €38,500 (£33,030)   |
| Final Payment of 90% on completion .... | €373,500 (£320,437) |

\* 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

Discover this bright and sophisticated 3-bedroom, 2-bathroom apartment located in the exclusive Puerto del Almendro urbanization in Benahavís. A property that stands out for its spaciousness, comfort, and an unbeatable location, ideal for those seeking tranquility and spectacular views.

With its west-facing orientation, this home enjoys abundant natural light throughout the day. Its large private terrace provides an unparalleled setting with open views of the mountains, the Mediterranean Sea, and even Gibraltar—making it the perfect spot to unwind and take in the surroundings.

The property features a fully equipped independent kitchen and a practical laundry room, as well as centralized air conditioning and underfloor heating, ensuring a cozy and pleasant atmosphere all year round.

This apartment includes one parking space and a storage room, with the option to purchase an additional parking space for greater convenience.

Located in a peaceful urbanization, the apartment is surrounded by lush green areas and boasts excellent communal facilities, including an outdoor pool, an indoor heated pool, a sauna, and inviting relaxation areas. All of this is set in an environment that offers privacy and a serene lifestyle amidst nature.

Thanks to its strategic location, it is just 5 minutes from San Pedro Alcántara, 10 minutes from Puerto Banús, and very close to Monte Halcones Shopping Center, providing easy access to supermarkets, restaurants, and the most exclusive leisure options on the Costa del Sol.

This property is perfect for those seeking a unique lifestyle where tranquility and breathtaking views combine with the convenience of an excellent location.

The abridged information document is available. Expenses: Taxes (ITP or VAT+AJD) + Notary and registry fees. ALA

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