



Apartment  
2 bedrooms  
One bathroom  
🏠 63 m<sup>2</sup>  
🏠 Communal  
EPC Consumption: E  
EPC Emissions: E

**REF: MV 3241**

## Palomares

**€135,000**

Large 2 bed / 1 bath ground floor apartment with 19.93 mts<sup>2</sup> between terraces and patio and a large private parking space underground, all set in a gated community that benefits from communal swimming pool. All of this within easy walking distance to centre of Palomares and all its services and amenities. The property is also walkable or an easy drive to the sea, a short drive to the soon to be inaugurated AVE railway station, an international school with easy access to the excellent motorway networks linking the coast to 3 international airports and the rest of Spain.

The Apartment has a built area of 63.31 mts<sup>2</sup> distributed between a spacious living / dining room with air conditioning, separate fully fitted kitchen, hallway, 2 double bedrooms, and a family bathroom. The property also benefits from 19.93 of terraces and patio as well as a 21.24 mts<sup>2</sup> private parking space which is so large that it is used as parking and storeroom. This property is ideal as either a second home or full time living. Sold furnished as per inventory.

Other benefits include gated community, swimming pool with changing room / toilet facilities. The property is located a short walking distance to the centre of Palomares. The beach can also be reached on foot on a very short drive. The coastal towns of Villaricos, Vera Playa, Garrucha and Mojácar are also within easy access.

All this including the good quality furniture, fixtures and fittings is being sold for 135.000,00 Euros plus costs.

Other costs related to this purchase are:

9.450,00 € Stamp duty at 7%

700,00 € Approximate Notary Office fees

338,00 € Approximate Land Registry Office fees

0,00 € Estate agency fees payable by purchasers

145.488,00 € Approx. total cost including tax and other costs\*

\*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For more details or to book a viewing to visit this this wonderful apartment please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is available upon request.

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