



## PENTHOUSE FOR SALE IN ELVIRIA

**Price:** 475,000 €

**Ref:** R4872790

**Bedrooms:** 2

**Bathrooms:** 2

**Built size:** 105 m<sup>2</sup>

**Plot/Garden:** 0 m<sup>2</sup>

**Terrace:** 30 m<sup>2</sup>

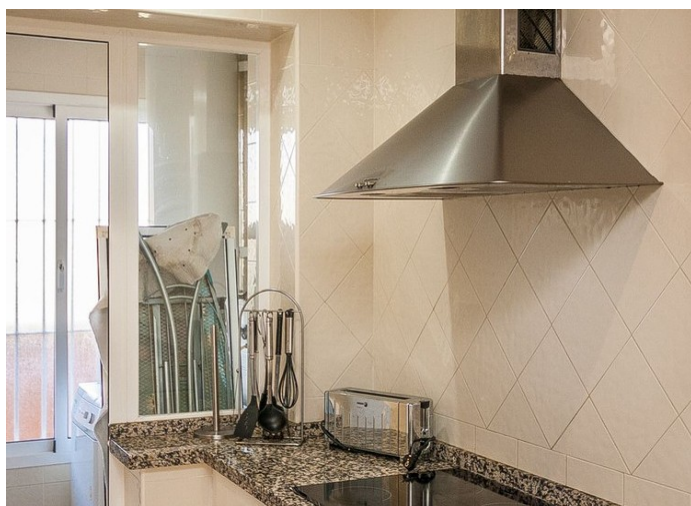
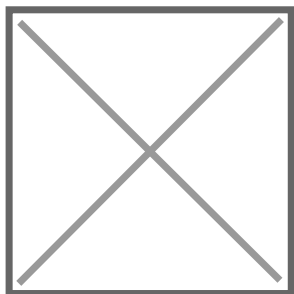
South facing penthouse overlooking the communal garden and the swimming pool in the sought after community. Conveniently situated, walking distance to local shops, supermarkets, bars, restaurants and the beach and just around the corner from the 18-hole Santa Maria Golf Course.

The property consists of two levels, with the lounge/dining area plus a spacious, south facing uncovered terrace, a fully fitted kitchen, a guest bedroom and a guest bathroom on the lower level and the master bedroom with en-suite bathroom on the upper level. The community is fun gated and offers 4 outdoor swimming pools, underground parking and 24-hour security.

Precio no incluye gastos ni tributos. Gastos adicionales por parte del comprador: Impuesto Sobre Transmisiones (8% hasta 400.000€, 9% de 400.000 a 700.000€ y 10% a partir de 700.000€), Actos Jurídicos Documentados 1,5% sobre el precio de compra, gastos de registro y notaría. Ficha informativa a su disposición en nuestra oficina según Decreto 218/2005 de 11/Oct.

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP (8% up to 400.000 euros, 9% from 400.000 to 700.000 euros and 10% from 700.000 euros) or, alternatively 10% VAT and AJD (1.5% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th





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