Sun Team Property

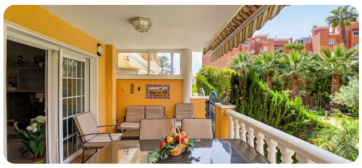
APARTMENT IN CABO ROIG

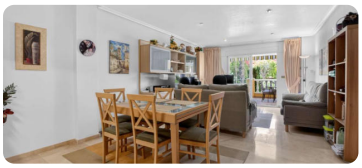
Cabo Roig, Orihuela · Č. ref. MLSC226746

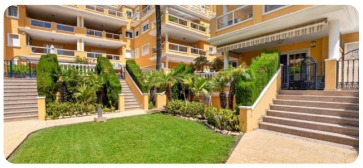
NA PRODEJ

317.550 €





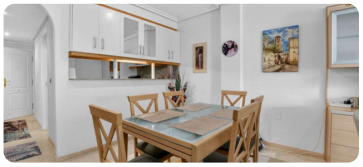














2 Ložnice

2 Koupelny

76 m² Zastavěná plocha

ÚDAJE O NEMOVITOSTI

Pobřeží	Costa Blanca South
Vzdálenost od moře (vzdušno...	434 m

POPIS

A charming ground-floor apartment in the heart of Orihuela Costa. This classic-style building blends beautifully with the vibrant surrounding urban landscape.The apartment features two spacious and comfortable bedrooms and two modern bathrooms, offering both comfort and functionality for everyday living. One of the bathrooms includes a Finnish sauna, adding a luxurious wellness touch to the home. The bright, open-plan living area connects seamlessly with a fully equipped kitchen, creating an ideal space for both relaxation and socializing.A true highlight is the communal garden area, offering peace and the opportunity to enjoy the outdoors in complete privacy.

VLASTNOSTI

Klimatizace · Zařízeno nábytkem · Blízko pláže · Blízko golfu · Vířivka · Zahrada · Bazén · Uzavřený areál

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APARTMENT IN CABO ROIG

Č. ref. MLSC226746 · 317.550 €

POPIS

From the terrace, you can enjoy beautiful park views, enhancing the green and tranquil atmosphere and making everyday living even more enjoyable. From the park and terrace side, you also have convenient direct access to the communal pool area.The property’s comfort is further enhanced by a large communal swimming pool area and a jacuzzi, perfect for relaxing and enjoying the Mediterranean sun. The location is excellent: with great connections to the coastline, the proximity to the sea adds exceptional value for both permanent living and holiday use.This apartment offers a perfect combination of classic charm, modern comfort, and a peaceful environment—while still being close to all services and the lively city life.Don’t miss this opportunity—contact us today to arrange a viewing and make this stunning property your new home or holiday paradise in Spain.Alicante:In accordance with Article 20.1 of the General Law for the Protection of Consumers and Users (TRLDCU), the following costs shall be added to the property price:Taxes payable by the buyerFor new-build properties: Value Added Tax (IVA/VAT) at the current rate of “10%” (Law 37/1992), and Stamp Duty (AJD) of 1.4% (from 1 June 2026).For resale properties: Property Transfer Tax (ITP), calculated on the higher value between the purchase price and the fiscal value, ranging from “3% to 11%” depending on the buyer’s circumstances. (Royal Legislative Decree 1/1993 of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).Notary and Land Registry feesThese are official fees whose amounts may vary: approximately €600–€1,000 for notary fees and around €500 for land registry fees. (Royal Decree 1426/1989 of 17 November approving the Notaries’ Fee Schedule, and Royal Decree 1427/1989 of 17 November approving the Land Registrars’ Fee Schedule, respectively).Agency commissionIncluded in the purchase price.If bank financing is requiredAny additional costs arising from the mortgage loan must be agreed directly with the financing bank.Final price calculationPlease contact us so that we can prepare a personalised cost calculation according to the buyer’s specific circumstances.