Sun Team Property

TOWN HOUSE IN TORREVIEJA

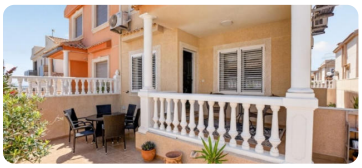
Cabo Cervera, Torrevieja · Ref. MLSC5285577

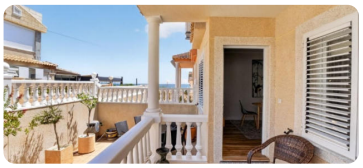
FOR SALE

395.000 €



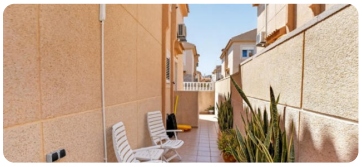


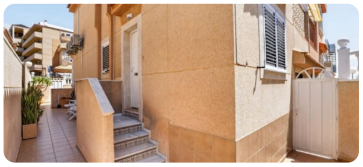














3 Bedrooms

2 Bathrooms

104 m² Built area

63 m² Plot

G Energy rating

PROPERTY DETAILS

Coast	Costa Blanca South
Distance to the beach	5 m
Distance to the sea (as the cr...	924 m
Emissions	F

DESCRIPTION

Cabo Cervera – Fully renovated townhouse with lovely outdoor space just 100 metres from the MediterraneanWelcome to a modern and tastefully renovated townhouse in the attractive Residencial Cabomar!
Here you live just 100 metres from the sea – perfect for enjoying the Mediterranean climate all year round.This is an ideal property whether you are looking for a holiday home, an investment, or a permanent residence.LocationThe property is located in the popular area of Cabo Cervera, just below Torre del Moro and the well-known Hotel Masa.

FEATURES

Air conditioning · Furnished · Garden · Laundry room · Storage room · Sea views

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TOWN HOUSE IN TORREVIEJA

Ref. MLSC5285577 · 395.000 €

DESCRIPTION

The area offers:Walking distance to restaurants, shops, and servicesClose proximity to the Torremarina shopping centre with Mercadona and several restaurantsBeautiful coastal walking paths and green parksJust a few minutes' walk to the popular La Mata beachThere are also good bus connections to both Torrevieja town centre and La Mata.This is a highly attractive area for those who want to be close to both the sea and city life.The PropertyThe townhouse has been fully renovated and presents a modern and welcoming style with a practical layout and spacious outdoor areas.Ground floor:Tiled garden (approx. 63 m^2)TerraceLarge and bright living roomDining areaModern kitchen with dining spaceStorage roomFirst floor:3 spacious bedrooms with wardrobes2 modern bathrooms with showersIn addition, the property offers:2 terracesUtility roomAir conditioning in all roomsGaragePrivate garage of approx. 17 m^2Key FeaturesBuilt area: approx. 104.51 m^2 (usable area: 89.09 m^2)3 bedrooms2 bathrooms2 floorsGarden: approx. 63 m^2Sea viewsAir conditioning throughoutEnergy rating: G/FFinancial InformationPrice: €395,000 + costsWhen purchasing a resale property in this region, you should expect approx. 10% transfer tax (ITP) of the purchase price (from June 1st: 9%).In addition, the following costs apply:Notary feesLand registry feesNew utility contracts (water and electricity)Administrative costsThese are typically estimated at approx. €2,000 – €4,000.Property tax (IBI): approx. €276 per year
Community fees: approx. €510 per yearSummaryA stylish and move-in-ready townhouse in a fantastic location just steps from the sea. Perfect for anyone looking for a modern home in one of the most sought-after areas of the Costa Blanca.Contact us for a viewing or more information!

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