

## apartment for sale Ayamonte, Costa Occidental



Discover the perfect blend of coastal serenity and urban convenience. This exceptional first-floor apartment is located in an exclusive, low-density community of only 18 neighbors, ensuring privacy and a peaceful atmosphere.~~Key Features: Light, Space, and Views~Prime Southeast Orientation: Bathed in natural morning light, this home stays bright and welcoming throughout the day.~~Private Terrace: Enjoy your morning coffee with unobstructed views stretching all the way to the sea.~~Spacious Interior: Features 2 bedrooms and 2 full bathrooms, including a master suite for added comfort.~~Fully Equipped Kitchen: Ready for immediate move-in, featuring all necessary appliances.~~Premium Extras~Oversized Storage Room: Unlike standard storage, this massive space is a "blank canvas"—perfect for a home gym, private office, or kids' playroom.~~Dedicated Parking: Includes a reserved, covered parking space for your convenience.~~Communal Pool: Set within well-maintained grounds, ideal for soaking up the Huelva sunshine.~~Strategic Location & Lifestyle~Everything you need is within easy reach:~~Amenities: A short 2-minute walk to local dining and just 10 minutes from Ayamonte Shopping Center.~~Commuter's Dream: Quick access to the A-49 highway, making trips to Huelva, Seville, or the Portuguese Algarve (just 15 minutes away) effortless.~~Beaches & Golf: Less than a 10-minute drive to the golden sands of Isla Canela and Punta del Moral, and surrounded by world-class golf courses like Valle Guadiana Links.~~Purchase costs: ~\*Notary Fees: The fee will be calculated according to the official notary tariff: Annex I, of Royal Decree 1426/1989, of November 17. Link: (please use the form to respond ) [calculadora-gastos-compra-vivienda/](#)~\*Property Registry Fees: Registration will be billed according to the official tariff: Annex I, of Royal Decree 1427/1989, of November 17. Same link as above.~\*Administrative Fees (Gestoría): The fees for administrative processing, tax settlement, and registration amount depends on each case and its complexity.~~\*Seller's Agency Fees: included in the List Price.~~\*Buyer's Agency Fees: The agency will provide the information, advice, and support services stipulated in the Service Agreement and the D.I.A. (To be specified in the engagement letter according to the services contracted) If you request additional or personalized services, your fees will be communicated in advance, individually and in writing, in accordance with the freedom of contract and current regulations.~~\*If you need financing, we can help you with.~~\*Property Transfer Tax (ITP): The tax rate in force in Andalusia will be applied (generally 7%). For more information about costs, please contact us or your Solicitors.~~

### property details

Spanishestate id: **6384748**

### contact

real estate agent: **Remax Grupo Atica**

reference:: **RAC002381**  
close to/ located: **Ayamonte**  
region: **Costa Occidental**  
property type: **apartment**  
rooms: **2**  
property surface: **78 m2**  
surface plot: **- m2**  
price: **€ 185.000**

name: **not available**  
spreekt: **not available**  
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