

duplex for sale Ayamonte, Costa Occidental



Discover this exclusive corner duplex apartment in one of the most demanded areas of Costa Esuri (Ayamonte), in the heart of Costa de la Luz. Thanks to its east-west orientation, the house enjoys abundant natural light throughout the day, creating a warm and welcoming atmosphere in each room.~~The property has 3 spacious bedrooms and 2 full bathrooms, one of them en suite. The main bedroom stands out for having two private terraces, perfect for relaxing, sunbathing or enjoying pleasant sunsets.~~The spacious and comfortable living-dining room has direct access to a large terrace with unobstructed views of the pool, ideal for outdoor meetings or relaxing moments.~~It is sold fully furnished and equipped, ready to move into. It has air conditioning, fitted wardrobes and mosquito nets. Its three terraces offer different outdoor spaces to make the most of the excellent climate of the area. Being corner, all rooms have windows, providing natural ventilation.~~Urbanization and Environment~Located in a consolidated and very well maintained urbanization, made up of 7 blocks, each with its own community pool. All services are operational throughout the year, guaranteeing comfort and quality of life.~~Strategic location~Located near the entrance of Costa Esuri, it allows quick and comfortable access to the main services and communication routes, while maintaining a quiet and private environment.~~Just 4 km from the center of Ayamonte~~2 km from the international bridge to Portugal~~A few minutes from the beaches of Isla Canela and Punta del Moral, as well as the Portuguese Algarve~~About a 10 minute walk from the shopping area with supermarket, pharmacy, cafes and restaurants~~Ideal as an investment~Thanks to its excellent location, proximity to the golf course and features, this property offers high profitability potential in both vacation rentals and long-term rentals, especially in summer times.~~An unique opportunity~Perfect as a habitual residence, second home or investment, this duplex combines comfort, location and quality of life in a privileged natural environment.~~Financing to suit you~We have a specialized department that will help you achieve the best mortgage conditions.~~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/](https://www.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 to approximately €363 (VAT included), although this 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, your bank will inform you.~~*Property Transfer Tax (ITP): The tax rate in

force in Andalusia will be applied (generally 7%, without prejudice to reduced rates of 6%, 3.5%, etc., applicable according to the buyer's personal circumstances or the characteristics of the property).~~For more information, please contact us.~~~

property details

Spanishstate id: **6364084**
reference:: **RAC002251**
close to/ located: **Ayamonte**
region: **Costa Occidental**
property type: **duplex**
rooms: **3**
property surface: **155 m2**
surface plot: **- m2**
price: **€ 196.500**

contact

real estate agent: **Remax Grupo Atica**
name: **not available**
spreekt: **not available**
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