

# FOR SALE

## PENTHOUSE APARTMENT

**91 El Divino  
Los Alcazares  
South-East Spain**



- Penthouse apartment 66 sqm
- 2 bedrooms, 2 bathrooms
- Open plan lounge, dining area and access to kitchen
- Balcony
- Private roof top terrace
- Air conditioning to bedrooms and ceiling fans throughout
- Private secure community, access to 2 communal pools
- Walking distance to beach, shops and restaurants
- 25 minutes to Murcia International Airport
- Asking price 129,000 Euros

### Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

**Sturgis Snow & Astill LLP**  
98 New Walk, Leicester LE1 7EA

**T** +44 (0)116 255 5999

**F** +44 (0)116 285 3370

**E** [info@sturgis-snowandastill.co.uk](mailto:info@sturgis-snowandastill.co.uk)

**W** [www.sturgis-snowandastill.co.uk](http://www.sturgis-snowandastill.co.uk)

## **LOCATION**

Los Alcazares is situated in Southeast Spain and is approximately 25 minutes from Murcia International Airport. The town itself offers a range of shops, banks, supermarkets and bars, whilst retaining a Spanish atmosphere. The beach on the Mar Menor (world famous for its healing properties), is situated about a 10 minute walk. Alicante, La Manga and Cartagena are all within a 30 minute drive.

## **DESCRIPTION**

The penthouse apartment is situated on the third floor within a block of 24 properties within a gated community of 104 properties. There are 2 communal pools within the development.

Externally lit stairs lead to:

Front terrace with access to two properties, private access to:

Entrance lobby fully tiled throughout.

Open plan lounge and dining area with double sliding doors to balcony, two ceiling fans, archway to fitted kitchen with stainless steel sink and drainer. Automatic washing machine, built in electric cooker and hob with extractor fan above. Fridge/freezer included. Range of base and wall cupboards and drawers with worktops over and tiled surrounds, window to front. Wall mounted water heater.

Inner hall gives access to 2 bedrooms and 2 bathrooms, both bedrooms offer air conditioning and built in double wardrobes along with ceiling fans.

The bathroom is fully tiled and offers a panelled bath with diverter shower over, wash hand basin, bidet and low flush w/c.

The shower room is also fully tiled and offers a shower cubicle, wash hand basin and low flush w/c.

From the lounge is access to the private balcony with lighting, steps from the balcony lead to a large private roof terrace with 180 degree views.

## **SERVICE CHARGE**

The annual community charge is 620 Euros per annum and is due quarterly. This covers the maintenance of the pools and the grounds.

## **COUNCIL TAX**

The annual council tax is 365 Euros.

## **SERVICES**

Electricity and water mains are available.

## **POSSESSION**

Vacant possession will be given upon satisfactory completion of all legal documentation.



## **LEGAL COSTS**

Each party to bear its own legal costs incurred in this transaction.

## **VIEWING**

Strictly by arrangement with Sturgis Snow and Astill LLP.

**Sturgis Snow and Astill LLP**  
98 New Walk  
Leicester  
LE1 7EA

**Tel: (0116) 2555999**

**e-mail: [info@sturgis-snowandastill.co.uk](mailto:info@sturgis-snowandastill.co.uk)**

ALG

Further details can be found at [www.qimproperty.com](http://www.qimproperty.com) ref. 1247SLA  
**SUBJECT TO CONTRACT**



### **HEALTH AND SAFETY**

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

### **PROPERTY MISDESCRIPTIONS ACT**

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

