





VFM7683V

Price: 495,000€



-  **238 sqm**
-  **2 Bathrooms**
-  **123m<sup>2</sup> Build Size**
-  **Pool: Yes**

Los Balcones del Golf presents a premium residential development strategically positioned adjacent to the La Sella Golf Course. Each apartment features panoramic vistas encompassing both the golf fairways and Mediterranean coastline, providing residents with exceptional visual access to the surrounding natural landscapes. The architectural design integrates refined interior spaces with expansive outdoor living areas, employing natural tones and seamless transitions between indoor and exterior environments. Distinctive amenities include private garden access for ground-level units, elevated balconies overlooking dual perspectives on first-floor...



residences, and comprehensive views from upper-level apartments. All residences incorporate sophisticated elements such as outdoor culinary facilities, emphasizing both aesthetic refinement and functional practicality. Situated to balance serene surroundings with accessibility, the property offers convenient proximity to coastal municipalities including Jávea and Denia. These destinations provide diverse recreational opportunities through their beaches, dining establishments, and cultural venues, facilitating both daily convenience and extended leisure activities within the region. This is a guide to the complete and full costs of buying a €495,000 new-build property in Alicante, Spain. WITHOUT mortgage: Purchase price €495,000 + VAT 10% €49,500 + AJD 1.5% €7,425 + Notary fees approximately €1,000–€1,800 + Land Registry fees approximately €700–€1,200 + Lawyer / conveyancing fees approximately €3,500–€5,000 + Optional administration / gestoría / NIE costs approximately €400–€900 = total estimated purchase cost approximately €558,525–€560,825. WITH mortgage: Purchase price €495,000 + VAT 10% €49,500 + AJD 1.5% €7,425 + Notary fees (purchase) approximately €1,000–€1,800 + Land Registry fees (purchase) approximately €700–€1,200 + Lawyer / conveyancing fees approximately €3,500–€5,000 + Optional administration / gestoría / NIE costs approximately €400–€900 + Mortgage valuation fee approximately €500–€800 + Mortgage notary & registry fees approximately €700–€1,500 + Bank arrangement / opening fee approximately €0–€2,000 = total estimated purchase cost approximately €559,725–€576,125. Estimated cash required at completion with mortgage: Non-resident (70% LTV loan): approximate cash required €184,510–€197,280 Resident (80% LTV loan): approximate cash required €131,900–€145,330 Disclaimer: This is for guide purposes only and does not constitute the final offer, which is dependent on an individual buyer's situation, and does not include any discounts or enhancements given.