

Ref: 3624

EXCLUSIVE



**Puerto Del Carmen**  
234 sq m

3 2 Built: 118 sq m Plot:

South-Facing 3 Bedroom Duplex Villa in the Heart of Puerto del Carmen. Ideally located just moments from the Avenida, beaches, restaurants and all amenities, this beautifully presented 3 bedroom semi-detached duplex villa offers modern living in one of Puerto del Carmen's most sought-after areas. Set within a well-maintained complex with a communal pool, the property enjoys a south-facing orientation, ensuring sun all day across its terraces and outdoor spaces. The layout has been thoughtfully designed, with all three bedrooms located on the ground floor, offering privacy and a cooler sleeping environment and a large family bathroom. Upstairs, the main living space is bright and open, featuring a comfortable lounge and dining area enhanced by large windows and French doors, creating a seamless

**Price:** **495.000€**

Public Notary Fee: €1000

Land Registry Fee: €800

Government transfer tax at 6.5%:

Annual Property Rates: €400

Monthly Community Fee: €60

Annual Rubbish Tax: €45

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