

## Property summary (id=1267-V3A-677)

Townhouse - 3 bedrooms

Albufeira

Price: €250,000

State: In construction

Building year: 2008

Useable area: 133m<sup>2</sup>

Land area: N/A

- ✔ Shared swimming pool
- ✔ Pre installed/Installed AC
- ✔ Parking/Garage
- ✔ Is a good opportunity
- ✔ Off plan property

Beautiful 2 storey townhouses about 10 minutes driving to the beach or the centre of Albufeira.

This complex offers a great match between beauty, comfort and modern architecture, which will result in good spacious homes with airy divisions and pleasant communal areas.

Entering in these homes ,you go through a small entrance hall in to the area with the kitchen and the living room. The kitchen has beautiful modern appliances and will be delivered fully equipped.

The living room has an indoor garden and a closed log burning fire place. Here we find also the stair to the second floor which has 3 bedrooms, 2 of the bedrooms have an en suite bathroom and all bedroom have fitted closets and wooden flooring.

Quality extras like pre-installed AC and central heating, electric shutters.

This closed condominium offers a communal swimming pool and the house has 2 reserved parking places in the underground parking..

Great opportunity for a very good price! Early viewing is recommended for the best rates.

Ferreiras, an emerging area, close to Albufeira. Great for residing, or for those who like to enjoy their holidays on a quiet location, only 10 minutes driving to the coast or the centre of Albufeira.

### More information

If you wish to get more information or book a visit to this property you can contact us via email to [commercial@algarve-property-online.co.uk](mailto:commercial@algarve-property-online.co.uk) with the reference 1267-V3A-677 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g1267.html) page (<http://www.algarve-property-online.co.uk/property-g1267.html>).

For more information or to look for other properties in the Algarve area you can go to our main page at [Algarve Property Online](http://www.algarve-property-online.co.uk) (<http://www.algarve-property-online.co.uk>) site.

## Available property fotos:



3 Bedroom townhouses under construction



3 Bedroom townhouses under construction



3 Bedroom townhouses under construction



Floor plans

## Costs with taxes

The costs that we are presenting here are just a simulation to give you an idea of the major taxes that you will have to pay while acquiring a property in Portugal, if a more accurate value is required please contact us. This simulation does not include additional mortgage costs or additional solicitor/lawyer costs. The tax on property transmission (IMT) depends on the property use, it has different figures when the property use is "Permanent Home", "Holiday Home", or a "Building Plot".

### **Assuming holiday home**

**IMT = €9.770,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.000,00**

**Property registry =€400,00**

**Total = €12.451,51**

### **Assuming permanent home**

**IMT = €8.895,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.000,00**

**Property registry =€400,00**

**Total = €11.576,51**