

Garrucha

Apartment / Apartamento

€130,000

Ref: B2248



2



2



96 m²



77 m²



✓



✓



2 min.



Consumption
Applied for

Emissions
Applied for

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Ref: B2248 — <https://www.spanishpropertychoice.com/B2248>

Property Purchase Expenses

Property price	€130,000 (£109,139)
Transfer tax 7%	€9,100 (£7,640)
Notary fees (approx)	€750 (£630)
Land registry fees (approx) ...	€750 (£630)
Legal fees (approx)	€1,500 (£1,259)

Fees and Taxes

Communal fees	€56.40 per month
IBI property tax	€167.94 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,519)
Remainder of deposit to 10%	€10,000 (£8,395)
Final Payment of 90% on completion ...	€117,000 (£98,225)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

****RECENTLY REDUCED****

A ground floor two bedroom, two bathroom apartment located on the edge of the bustling fishing town of Garrucha, with all amenities within walking distance such as the local supermarkets, bus stop, restaurants, bars and the beachfront promenade which stretched the entire town and consists of a summer funfair, night market and sports facilities.

The community offers gated gardens, several swimming pools and padel courts. There is underground parking with an allocated space included.

With easy access from the communal entrance, the apartment is directly on the ground floor.

Internally an entrance hallway leads around to the family bathroom and 2 bedrooms, the first being a twin room and the primary bedroom being a double with en-suite and patio doors onto the front terrace.

Towards the end of the hallway is the kitchen which has ample storage installed and an open serving window overlooking the dining table.

The living area feel bright and airy with 2 sets of patio doors that lead out onto a wraparound terrace, from here you can enjoy views over the gardens and down towards the seafront.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible