





Apartment  
2 bedrooms  
One bathroom  
 86 m<sup>2</sup>  
 Communal

**REF: VHAP 1226**

## Garrucha

**€97,000**

Nice 2 bed / 1 bath Apartment with private underground parking place close to all amenities including the new Garrucha harbour.

The property has a built area of approx. 85.52 mts<sup>2</sup> distributed between hall, living and dining room, fully fitted kitchen, hallway with storage, utility area, 2 bedrooms, a family bathroom and an enclosed terrace. It is being sold with a private underground parking place.

The building is very nice. It has a lift, fountains, a large communal roof terrace with beautiful sea and mountain views and a communal pool.

Please note the costs related to the purchase are not included in the asking price and therefore will have to be paid for separately by the purchaser. In Andalucía the stamp duty payable on a resale property purchase are as follows: for properties up to 400,000 euros the stamp duty rate is 8% of the sale price; For properties higher than 400,000 euros and up to 700,000 euros the stamp duty rate payable are 8% at 400,000 euros and 9% on the difference between the sale price less 400,000 euros; For properties above 700.000 euros, the stamp duty rate payable are 8% @ 400,000 euros + 9% @ 300.000 euros and 10% on the difference between the sale price less 700,000 euros. Other costs to be paid by the purchaser are Notary and Land Registry Office fees as well as their own representative or adviser.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 please visit our office or contact us by phone or e-mail. Viewings strictly by appointment only.

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