



Apartment  
 2 bedrooms  
 2 bathrooms  
 🏠 72 m<sup>2</sup>  
 🏢 Communal  
 EPC Consumption: E  
 EPC Emissions: E

**REF: VHAP 1035**

**Palomares**

**€80,000**

2 bed / 2 bath Penthouse Apartment with roof solarium with 360°, underground parking space and store room on a well-kept community with pool and gardens near amenities and services in Palomares.

The property has a built area of 68,70 m<sup>2</sup> distributed between living / dining room, kitchen, hallway, family bathroom, a master bedroom with shower room and a second double bedroom. It also has an east facing terrace of 11,14 m<sup>2</sup> with pool and garden views as well as distant sea views and a roof solarium of 69,55 m<sup>2</sup> with 360° views..

The property also benefits from a private store room of 4,28 m<sup>2</sup> and an underground parking place.

**Approximate purchasing costs**

Net price - €80,000  
 Purchase tax - €5,600  
 Land registry - approx. - €200  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €5,000  
 Final Payment on completion - €72,000

**Approximate running costs**

Yearly council rates (IBI) - €123.79  
 Quarterly rubbish collection - €37.07  
 Monthly community fees - €61.79

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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