



Apartment  
 2 bedrooms  
 One bathroom  
 🏠 56 m<sup>2</sup>  
 🏠 Communal  
 EPC Consumption: G  
 EPC Emissions: G

**REF: VHAP 2369**

## Palomares

**€40,000**

2 bed / 1 bath ground floor apartment in a residential development with swimming pool in Palomares.

This well presented two bedroom apartment is situated in the coastal village of Palomares within walking distance to the sea and to the high street. The apartment has a built area of 55.60 m<sup>2</sup> which briefly comprises of a large living / dining area with an open plan fully fitted and well-equipped kitchen, 2 bedrooms, family bathroom and a courtyard. It also benefits from a private store room with 5.60 m<sup>2</sup> and underground private parking.

The complex is fully gated and has a communal swimming pool.

The property is being sold furnished as per inventory and benefits from air conditioning throughout in both bedrooms.

The property is also has great rental potential for both short and long-term tenants.

At the current price we are expecting a high level of viewings.

### Approximate purchasing costs

Net price - €40,000  
 Purchase tax - €2,800  
 Land registry - approx. - €100  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €1,000  
 Final Payment on completion - €36,000

### Approximate running costs

Yearly council rates (IBI) - €132.33  
 Quarterly rubbish collection - €37.07  
 Monthly community fees - €50.00

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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