

Apartment
2 bedrooms
2 bathrooms
181 m²
77 m²
Communal

REF: VHAP 2575

Los Gallardos

€145,000

2 bed / 2 bath ground floor apartment in Los Olivos development in Huerta Nueva, Los Gallardos. The apartment is built on a plot of 180.60 mts². Additionally, all properties on Los Olivos complex benefit from 1,600 mts² of communal gardens with 2 swimming pools, changing rooms, etc.

The property itself has a built area of 77.24 mts² divided between living / dining room, 2 bedrooms, 2 bathrooms and kitchen plus a covered terrace with 19 mts² and private garden.

The apartment benefits from air con installation and the kitchen comes with white goods and granite worktop and is being sold furnished as seen.

Huerta Nueva is an exceptional place to live or to holiday in and offers mountain views and all the amenities of the Village of Los Gallardos a walking distance away. The sea is a short drive away and it is also near several golf courses, about ten minutes from the beaches of Mojácar, Garrucha and Vera, twenty minutes from the district hospital in Huercal Overa, forty minutes from Almería Airport. The village of Los Gallardos has all necessary services and amenities including a medical doctor's surgery.

All this is being sold for:
145.000,00 Euros plus costs.
Other costs related to this purchase are:
14.500,00 VAT at 10%
1.740,00 € Stamp duty at 1.2%
700,00 € Approximate Notary Office fees
363,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
162.303,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

If you are looking for a ground floor apartment with a small private garden on a well keep community with a communal pool, that is inexpensive and a short drive to the coast with all the amenities nearby,

then you should view this one without delay. Viewings by appointment only! Please visit our office or contact us by phone or e-mail to organize an appointment. Virtual viewing is also available.

Approximate purchasing costs
Net price - €145,000
IVA - 10% - €14,500
Stamp duty - 1.2% - €1,740
Land registry - approx. - €363
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €11,500
Final Payment on completion - €130,500

Approximate running costs
Yearly council rates (IBI) - €158.61
Quarterly rubbish collection - €51.04
Monthly community fees - €44.00

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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