



Apartment  
2 bedrooms  
2 bathrooms  
🏠 181 m<sup>2</sup>  
🏠 77 m<sup>2</sup>  
🏠 Communal

**REF: VHAP 2575**

## Los Gallardos

**€150,000**

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 mts<sup>2</sup>. Additionally, all properties on Los Olivos complex benefit from 1,600 mts<sup>2</sup> of communal gardens with 2 swimming pools, changing rooms, etc.

The property itself has a built area of 77.24 mts<sup>2</sup> divided between living / dining room, 2 bedrooms, 2 bathrooms and kitchen plus a covered terrace with 19 mts<sup>2</sup> 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 Huerca Overa, forty minutes from Almería Airport. The village of Los Gallardos has all necessary services and amenities including a medical doctor's surgery.

### Approximate purchasing costs

Net price - €150,000  
IVA - 10% - €15,000  
Stamp duty - 1.2% - €1,800  
Land registry - approx. - €375  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €12,000  
Final Payment on completion - €135,000

### 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.

REF: VHAP 2575

