



Apartment
3 bedrooms
2 bathrooms
🏠 216 m²
EPC Consumption: E
EPC Emissions: E

REF: VHAP 2630

Garrucha

€249,950

Large 3 bed / 2 bath sea facing Penthouse Apartment with ducted air conditioning, 90 mts² terrace with unobstructed sea views in the heart of Garrucha with secure private parking and storeroom. Set at the top floor of residential building with lift and within a short walking distance to Garrucha's High Street, the promenade and the sea.

All in all the apartment and its accessories has a total built area of 215.63 mts² of which 110.23 mts² is distributed between porch / entrance hall, large living / dining room, separate fully fitted and well equipped kitchen with granite worktop and lots of cupboard space, hallway, main bedroom with en suite modern bathroom with walking in shower, 2 further double bedrooms and a family modern bathroom with walk in shower; 89.60 mts² of sea facing terrace which has the added benefit to be at the same level of the apartment, with water and electricity points, a pergola and retractable awnings already installed and with direct access from the lounge, kitchen and main bedroom; 12.40 mts² parking; and 3.40 mts² store room. The apartment benefits from ducted air conditioning throughout and building has an intercom system and there is also a lift all the way to the top floor so no need to climb any stairs!

With all this space this could be a great family home or a very spacious holiday apartment for those not willing to compromise on space and their comfort and who want to be in the middle of town, close to everything. In short, a great opportunity for someone who is looking for a large and modern sea facing comfortable Penthouse Apartment ready to move into with great sea and mountain views and with private parking and separate secure storeroom and a short walking distance to the sea, promenade and all amenities that Garrucha has to offer. A short drive or bus ride to Mojáca Playa. An early viewing is highly recommended. Virtual viewing is available.

Approximate purchasing costs

Net price - €249,950
Purchase tax - €17,497
Land registry - approx. - €625
Notary fees - approx. - €750
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €21,995
Final Payment on completion - €224,955

Approximate running costs

Yearly council rates (IBI) - €298.00
Quarterly rubbish collection - €39.48
Monthly community fees - €54.00

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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