



Apartment  
2 bedrooms  
One bathroom  
🏠 55 m<sup>2</sup>  
🏠 Communal

**REF: VHAP 2711**

## Garrucha

**€105,000**

2 bed / 1 bath top floor apartment in the heart of Garrucha 2 minute's walking distance to the promenade and the sea, around the corner from Lidl with 2 private large parking spaces with spaces for at least 3 cars in total.

All in all, the apartment has a built area of 55.10 m<sup>2</sup> and is comprised of living / dining room, fully fitted kitchen, hallway, 2 bedrooms both with built in wardrobes and bathroom. This apartment comes with an underground parking space which is included in the price. Within the price vendor is also throwing in an additional second and very large underground parking space also in the basement. The property is being sold furnished and equipped as seen.

The urbanization is comprised of a communal swimming pool and garden. Ideally for those looking to purchase an inexpensive bolt whole in Garrucha around the corner from the promenade and sea and with all the facilities nearby. For more information or to book a viewing please contact our office. Virtual viewing is available.

### Approximate purchasing costs

Net price - €105,000  
Purchase tax - €7,350  
Land registry - approx. - €263  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €7,500  
Final Payment on completion - €94,500

### Approximate running costs

Yearly council rates (IBI) - €218.00  
Quarterly rubbish collection - €39.48  
Monthly community fees - €44.36

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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