



Apartment
 2 bedrooms
 One bathroom
 🏠 77 m²
 EPC Consumption: G
 EPC Emissions: G

REF: VHAP 2733

Garrucha

€80,000

2 bed / 1 bath 4th floor apartment in a residential building with lift and 2 separate access. Situated at the heart of Garrucha, a brisk walking distance to the promenade and the sea and around the corner from all the services and amenities and a mere 5 minutes drive to Mojácar..

All in all, the apartment has a built area of 55.25 mts2 plus a private terrace with sea views measuring 21.50 mts2. The apartment is comprised of open plan living / dining room / kitchen with French doors into a large private terrace with sea views, 2 bedrooms both with built in wardrobes and bathroom. The residential building can be entered from either the front and back street and the apartment is accessed via lift or stairs. The property has been fully redecorated recently.

Ideal for those looking to purchase an inexpensive bolt whole in Garrucha around the corner from the promenade and sea and within a short walking distance to schools, medical centre, church, town hall, market, shops, bars, restaurants and so on. For more information or to book a viewing please contact our office. Virtual viewing is available.

Approximate purchasing costs

Net price - €80,000
 Purchase tax - €5,600
 Land registry - approx. - €200
 Notary fees - approx. - €700
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €5,000
 Final Payment on completion - €72,000

Approximate running costs

Yearly council rates (IBI) - €126.83
 Quarterly rubbish collection - €39.48
 Monthly community fees - €36.00

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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