



Apartment  
2 bedrooms  
One bathroom  
🏠 88 m²  
🏊 Communal

**REF: VHMx 2748**

## Garrucha

**€90,000**

Duplex in a large complex in Garrucha, Almeria, Andalusia with an underground garage space, a storeroom and a communal pool.

Overview: A 2-bedroom, 1-bathroom duplex apartment at the back of Garrucha, a seaside town in Almeria. This property offers a good location for a vibrant coastal lifestyle.

Layout: Step inside the apartment to find a good-sized living space, a separate kitchen with a small window onto the west facing terrace, two bedrooms, a bathroom and a cloakroom / WC. On the ground floor there is a private 25-square-metre internal patio that gets sun and provides a nice outside space. There is an additional terrace of 6.5 square metres.

There is a convenient underground parking space and a 5-square-metre storeroom, offering ample storage solutions. There is also a lift.

Communal Areas: Just across the road, residents can take advantage of a communal pool.

What's Included in the Sale: This apartment comes complete with the following:

- Underground parking space
- 5-square-metre storeroom
- Lift
- A communal pool across the road

Location: For the precise location, see the pin on Google maps above. Garrucha, a bustling coastal town with a working port, provides a vibrant lifestyle with easy access to shops, restaurants, bars, and all essential amenities.

### Airports

Almeria airport is a 45 minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

### 4 Golf Courses

Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon

Golf.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

#### About Us

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

#### Approximate purchasing costs

Net price - €90,000  
Purchase tax - €6,300  
Land registry - approx. - €225  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €6,000  
Final Payment on completion - €81,000

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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