



Apartment  
3 bedrooms  
2 bathrooms  
🏠 145 m<sup>2</sup>

**REF: VHAP 2770**

## Villaricos

**€239,950**

Fantastic top floor 3-bed / 2 bath sea facing apartment with a 63.43 mts<sup>2</sup> terrace, private parking and storeroom in sought-after complex with lift and direct access to the promenade and the sea in the most central part of Villaricos. This extremely well-kept frontline development is at the heart this charming fishing Village.

The Apartment overlooks the sea and has uninterrupted sea views. It has a total built area of 145.07 mts<sup>2</sup> divided between entrance hall, living / dining room, kitchen, laundry area, hallway, 3 bedrooms and 2 bathrooms as well as a huge terrace measuring 63.43 mts<sup>2</sup>. Additionally, the property also benefits from a private parking underground with an area of 14.40 mts<sup>2</sup> and a secure storeroom with an area of 3.75 mts<sup>2</sup>. An opportunity not to be missed as properties on the sea front do not come on the market very often and when they do, especially on the top floor and within such a large terrace offering uninterrupted sea views, they get snatched up straight away. For more information or to book a viewing appointment please contact our office. Virtual viewing is also available.

### Approximate purchasing costs

Net price - €239,950  
Purchase tax - €16,797  
Land registry - approx. - €600  
Notary fees - approx. - €720  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €20,995  
Final Payment on completion - €215,955

### Approximate running costs

Yearly council rates (IBI) - €285.11  
Quarterly rubbish collection - €39.48  
Monthly community fees - €38.14

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 2770

