



Town House  
 4 bedrooms  
 2 bathrooms  
 🏠 124 m<sup>2</sup>  
 🏠 Communal  
 EPC Consumption: E  
 EPC Emissions: E

**REF: VHTH 2826**

## Aguadulce

**€229,950**

4 bed 2 bath semi-detached Townhouse with private South and North facing terraces, integrated garage and communal swimming pool in the heart of Aguadulce, Roquetas de Mar. A great opportunity not to be missed!

All in all, the property has a total build area of 124.01 m<sup>2</sup> distributed between entrance hall, corrido, lounge / dining room, kitchen, toilet and shower, larder and integrated garage on the ground floor and 4 bedroom, hallway, bathroom. The property also benefits from South and North facing terraces on both levels.

The community is very well kept and benefits from a lawned gardens and a swimming pool. Aguadulce is a vibrant community with all services and utilities and is part of the municipality of Roquetas de Mar. It is located south of Almería city. Almería airport is around 25 minutes' drive.

This is an interesting and reasonably priced property and due to its position on the coast and within walking distance to the sea and a short drive or bus ride to Almería city makes an ideal property for either full-time living or a second home. For more information or to book a virtual or physical viewing appointment please visit our office or contact us by phone or e-mail.

### Approximate purchasing costs

Net price - €229,950  
 IVA - 10% - €22,995  
 Land registry - approx. - €575  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €19,995  
 Final Payment on completion - €206,955

### Approximate running costs

Yearly council rates (IBI) - €543.48  
 Quarterly rubbish collection - €39.48  
 Monthly community fees - €55.00

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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