



Apartment  
2 bedrooms  
2 bathrooms  
🏠 76 m<sup>2</sup>  
🏠 Communal  
EPC Consumption: E  
EPC Emissions: D

**REF: VHAP 2843**

## Villaricos

**€135,000**

2 bed / 2 bath ground floor apartment part of the well-kept residential complex of La Fortaleza in the coastal village of Villaricos which is well known for its beaches, marina, plenitude of bars and restaurants, village feel and Sunday's market. The apartment is right at the heart of the Village with all the amenities and services including the sea at its doorstep.

All in all, the apartment has built area of 76.25 mts2 comprised of covered terrace overlooking the complex's magnificent swimming pool and landscaped gardens, living and dining room, separate fully fitted and well equipped kitchen with granite worktop, hallway, main bedroom with an ensuite bathroom, second double bedroom and family bathroom. The property is being sold fully furnished as per inventory and benefits from split air conditioning, ceiling fan, both bedrooms have built in wardrobes and direct access to the rear court yard.

The complex has a communal swimming pool and gardens, roof terrace with sea views and non-allocated parking.

Virtual viewing is also available. For more information or to book a viewing appointment please visit our office or contact us via phone or e-mail.

### Approximate purchasing costs

Net price - €135,000  
Purchase tax - €9,450  
Land registry - approx. - €338  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €10,500  
Final Payment on completion - €121,500

### Approximate running costs

Yearly council rates (IBI) - €220.20  
Quarterly rubbish collection - €51.40  
Monthly community fees - €69.09

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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