



Apartment
2 bedrooms
One bathroom
🏠 90 m²

REF: VHMx 2901

Garrucha

€135,000

Garrucha Apartment for Sale – Central Location, Partial Sea Views in Almeria, Andalusia.

This is a 2-bedroom ground-floor apartment in Las Terrazas de Garrucha, just 230m from the sea. Located in a large complex, this home offers a spacious open-plan living area and partial sea views directly from the sitting room. With its central location, you're within walking distance of supermarkets, restaurants, and the vibrant Garrucha promenade, known for its fresh seafood and charming marina.

Inside, the apartment features a bright and airy living space with an open American-style kitchen with dining area, complete with sleek white cabinetry, granite countertops, and modern fittings. Please note that kitchen appliances and furniture are not included in the sale. The two generously sized bedrooms both overlook the communal areas and include large mirrored built-in wardrobes with ample storage. A full bathroom with a bathtub, bidet, toilet, and vanity unit completes the interior layout.

Additional highlights include security bars and roller shutters on all windows, spotlights in the bedrooms, and convenient street parking nearby. The beachfront, shops, and essential amenities are just a short stroll away, making this an excellent in Garrucha.

- Location: Central Garrucha, just 230m from the beach (3-minute walk)
- Living Space: Open-plan sitting-dining area with partial sea views
- Kitchen: Modern American-style kitchen with granite countertops (appliances not included)
- Bedrooms: Two spacious bedrooms with mirrored built-in wardrobes
- Bathroom: Full bathroom with bathtub, bidet, toilet, and vanity unit
- Windows: Security bars and roller shutters throughout
- Lighting: Spotlights in both bedrooms
- Parking: Street parking available nearby
- Community: Large residential complex
- Nearby Amenities: Shops, restaurants, supermarkets, and Garrucha's marina within walking distance

Location: just an 3-minute walk or 230m from the port in Garrucha. Garrucha is a vibrant town that remains busy all year round, offering a variety of shops, bars, restaurants, a marina, and all essential amenities. The forthcoming high-speed train stop in Vera town (expected in 2026) will enhance connectivity to major cities like Almeria, Murcia, Alicante, and Madrid, making this property a sound

investment for the future. This apartment is perfect for anyone looking to live in Garrucha or as an easy-to-maintain holiday home. For the precise location, see the pin on the map (above right).

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.

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.

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.

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

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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