



Apartment
3 bedrooms
2 bathrooms
🏠 117 m²
🏡 Communal

REF: VHAP 2948

Garrucha

€209,500

Modern and spacious 3 bed / 2 bath ground floor apartment with 1 large underground parking space and an equally large secure storeroom in Residencial el Mirador, Garrucha within walking distance to the sea and all amenities and services.

The property is part of a sought-after residential development close to the beach commercial centre, supermarkets, school, chemist and all amenities. The property has a built area of 116.63 mts² distributed between entrance hall, hallway, fully fitted and well-equipped kitchen, utility area, living / dining room with French windows into the large partially covered terrace with built in storage cupboard to keep unused items locked away and out of sight, main bedroom with ensuite bathroom with shower, 2 further double bedrooms and a family bathroom. The property is immaculately kept, the ceiling is fitted with spot lights, has pre-installation for ducted air conditioning, all bedrooms have fitted in wardrobes, the windows and doors have security rejas and mosquito screens, the terrace floor has been fitted with terracotta tiles and its walls fitted with tiles halfway. This spacious property benefits from mains electricity, water and fibre optics. It is being sold with 1 large private underground parking space measuring 20.08 mts² and a separate storeroom with 10.47 mts². The community benefits from an adult and a separate child's pool, lifts from the underground parking area to all the floors, communal garden, and walkways, padel court and so on.

The property is suitable for either full time living or simply a comfortable and large holiday apartment within walking distance to the beach and promenade and Garrucha harbour. It is also a short drive to Mojacar and Vera.

Properties such as this are rare, and in the immaculate condition that it is and this close to the sea and amenities makes it even more uncommon so those interested in purchasing something truly exceptional must view this property as soon as possible to avoid disappointment. Sold furnished to enable the new owner to enjoy from day one without having to worry about furnishing the property. For more information or to book a viewing appointment please visit our office or contact us by phone or e-mail.

Approximate purchasing costs

Net price - €209,500

Purchase tax - €14,665

Land registry - approx. - €524

Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €17,950
Final Payment on completion - €188,550

Approximate running costs

Yearly council rates (IBI) - €289.55
Quarterly rubbish collection - €51.40
Monthly community fees - €96.58

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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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