



Apartment
3 bedrooms
2 bathrooms
🏠 126 m²
EPC Consumption: E
EPC Emissions: E

REF: VHAP 3043

Garrucha

€295,000

Massive Penthouse Apartment in the heart of Garrucha with magnificent sea views, 2 private terraces and a roof terrace with 360° views.

This well-presented sea facing apartment is situated only a few minutes' walk from the golden sandy beaches of Garrucha and its promenade. The property is also ideally positioned for facilities such as restaurants, bars, supermarkets and so on. It is also on a regular bus route which travels along Garrucha to Mojacar to the south and Vera to the north and beyond. The private shuttle bus service covering the airports of Almeria, Murcia and Alicante also stops nearby.

The Apartment is on the 3rd floor and last floor of the building accessed by lift or stairs. All in all, the property has a built area of 126.40 m². It is originally distributed between a large entrance hall, living dining room, fully fitted and well-equipped kitchen with a utility & laundry area, main bedroom with built in wardrobe and en suite bathroom, 2 further double bedrooms (one of which is being used as a formal dining room), a and a family bathroom. Additionally, the property also has a 2 private terraces at the apartment level. The solarium above the apartment is also private offering magnificent sea and mountain views. This is truly a property well worth viewing!

The property also benefits from split air conditioning on the lounge, kitchen and main bedroom, double-glazed tilt and turn windows throughout, a chillout area at the roof terrace, etc.

The beach and the promenade are just a couple of minutes' walk as are several shops, bars & restaurants. An excellent opportunity not to be missed!

All this is being sold for:
300.000,00 Euros plus costs.
Other costs related to this purchase are:
21.000,00 € Stamp duty at 7%
900,00 € Approximate Notary Office fees
750,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
322.650,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

If you are looking for a top floor apartment with a huge private roof terrace offering 360° views and a short walk to the Garrucha's, renowned Paseo del Malecón with the beach, promenade and all the services and amenities at your fingertips, then you should view this Penthouse Apartment without delay. Viewings by appointment only! Please visit our office or contact us by phone or e-mail to organize an appointment. Virtual viewing is also available.

Approximate purchasing costs

Net price - €295,000
IVA - 10% - €29,500
Land registry - approx. - €738
Notary fees - approx. - €885
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €26,500
Final Payment on completion - €265,500

Approximate running costs

Yearly council rates (IBI) - €275.66
Quarterly rubbish collection - €51.40
Monthly community fees - €64.00

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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