

Garrucha

Apartment / Apartamento

€120,000

Ref: B2294

RESERVED



2



2



63 m²



✓



✓



3 min.



✓



Consumption
E - 74kW

Emissions
D - 15kg

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



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Property Purchase Expenses

Property price	€120,000 (£99,130)
Transfer tax 7%	€8,400 (£6,939)
Notary fees (approx)	€750 (£620)
Land registry fees (approx) ...	€750 (£620)
Legal fees (approx)	€1,500 (£1,239)

Fees and Taxes

Communal fees	€18.14 per month
IBI property tax	€183.33 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,478)
Remainder of deposit to 10%	€9,000 (£7,435)
Final Payment of 90% on completion ...	€108,000 (£89,217)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

**** RESERVED FEBRUARY 2025 ****

This is an opportunity to purchase a two bedroom, two bathroom property, with underground parking in Garrucha.

Garruchas is a traditional fishing village, offering first class fish restaurants, supermarkets, schools, specialist shops etc.

In addition, it has a lovely marina, beaches and areas to sit and relax which is a short walk away from the property.

The apartment is located on the second floor, which can be accessed via a lift.

Access into the property takes you via an entrance hallway into an open plan living, dining and kitchen area.

The kitchen space is modern with white goods, ample storage and work surfaces, with a table and chairs connecting to the living area.

This is a lovely light space, thanks to the double glass doors, taking you to your private terrace area.

Views from here are to the surrounding countryside and west facing, meaning it gets excellent afternoon and evening sun.

There are two good sized bedrooms.

The main bedroom is a light bright room, with a built in wardrobe and has a modern en-suite bathroom with a walk in shower.

The second bedroom also has a built in wardrobe and can be a twin or double room.

Both bedrooms have the same countryside views.

The family shower room, has been part converted to house the washing machine, but remains functional as a bathroom.

Ideally the apartment offers a communal swimming pool, located on the roof of the building. This is a lovely area to enjoy a swim on a hot summer day.

The pools opening hours during the season are 10am until 10pm.

There is underground parking included with easy street access via a large electric door, lift access is also available from the garage directly to the apartment level.