

Villaricos

Apartment / Apartamento

€128,000

Ref: B2341



3



2



115 m²



105 m²



✓



1 min.



✓



Consumption
E - 99kW

Emissions
E - 18kg

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Property Purchase Expenses

Property price	€128,000 (£110,797)
Transfer tax 7%	€8,960 (£7,756)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,298)

Fees and Taxes

Communal fees	€40.00 per month
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,597)
Remainder of deposit to 10%	€9,800 (£8,483)
Final Payment of 90% on completion	€115,200 (£99,717)

* 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

Ideal Rental Investment!

Modern Ground Floor Apartment in Charming Villaricos – Just 40 Metres from the Sea

Located in the tranquil and picturesque fishing village of Villaricos, this modern ground-floor apartment offers the perfect blend of coastal living and convenience. Just a short stroll from local bars, restaurants, and shops, you'll enjoy the laid-back Mediterranean lifestyle in one of Almería's most sought-after seaside communities.

This property is being sold with the condition that the current rental contract with the existing tenant must be maintained for the next 2.5 years. Responsible tenant who has maintained the property in immaculate condition for the last 2 years.

Key Features:

- 3 Bedrooms, 2 Bathrooms – including a spacious master with en-suite and a second bedroom that opens onto a private terrace.
- Bright & Airy Living Space – the open-plan lounge/diner features large double-glazed patio doors leading to a terrace with views of the surrounding area.
- Pre-installed Air Conditioning Ducting – ready for installation to suit your comfort needs.
- Ideal Investment - to enjoy on a permanent or holiday basis, and also as a rental, as previously a long term rental
- Please note: Furniture is not included in the price, as all items belong to the tenant.
- At this time, details of IBI and Community Fees are not known.

A must-see property in a serene seaside setting – contact us today to arrange a viewing.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible