

# Los Gallardos

Apartment / Apartamento

€110,000

Ref: B2342

RESERVED



2



2



81 m<sup>2</sup>



✓



✓



15 min.



✓



Consumption  
Applied for

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

Ref: B2342 — <https://www.spanishpropertychoice.com/B2342>

## Property Purchase Expenses

|                                 |                    |
|---------------------------------|--------------------|
| Property price .....            | €110,000 (£92,609) |
| Transfer tax 7% .....           | €7,700 (£6,483)    |
| Notary fees (approx) .....      | €750 (£631)        |
| Land registry fees (approx) ... | €750 (£631)        |
| Legal fees (approx) .....       | €1,500 (£1,263)    |

## Fees and Taxes

|                        |                   |
|------------------------|-------------------|
| Communal fees .....    | €53.22 per month  |
| IBI property tax ..... | €157.76 per annum |
| Refuse fees .....      | €205.60 per annum |

## Standard form of payment

|  |                   |
|--|-------------------|
| Reservation deposit .....              | €3,000 (£2,526)   |
| Remainder of deposit to 10% .....      | €8,000 (£6,735)   |
| Final Payment of 90% on completion ... | €99,000 (£83,348) |

\* 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 MAY 2025\*\***

This is a beautifully presented ground floor apartment, offering the perfect blend of comfort, convenience, and outdoor living. Ideally located within a well-maintained community, this 2-bedroom, 2-bathroom home is designed for easy living and effortless entertaining.

The local town of Los Gallardos is within easy reach and the coastal resorts of Mojacar, Garrucha and Vera Playa are within a 15 minute drive.

Step inside the apartment to find a bright and spacious layout, with a spacious living area that comes with patio doors leading onto the covered terrace.

There is a separate fully fitted kitchen with ample storage units, electrical appliances, gas connection and a utility cupboard.

Along the hallway there is a family shower room, master bedroom which features an en-suite bathroom and fitted wardrobes as well as patio doors leading to a private terrace.

At the end of the hallway is the second bedroom which is ideal for guests and also comes with built in wardrobes.

One of the standout features of this property is the wrap-around terrace, providing ample space for dining, lounging, and soaking up the sun. The covered front terrace creates a shaded retreat, perfect for year-round enjoyment.

With private parking directly in front of the property and gated access leading directly into the communal grounds, convenience is at your doorstep.

Just steps away, you'll find the inviting communal pool, beautifully landscaped gardens, and open green spaces.

Whether you're looking for a holiday retreat, a rental investment, or a full-time residence, this apartment ticks all the boxes.

Call us to arrange a viewing.

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