

# Turre

## Apartment / Apartamento

€74,995

Ref: B2201

RESERVED



2



1



67 m<sup>2</sup>



✓



✓



10 min.



✓



Consumption  
D - 48kW

Emissions  
C - 9kg



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Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€74,995 (£64,128)
Transfer tax 7% .....	€5,250 (£4,489)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## Fees and Taxes

Communal fees .....	€70.47 per month
IBI property tax .....	€179.04 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,565)
Remainder of deposit to 10% .....	€4,500 (£3,848)
Final Payment of 90% on completion ....	€67,496 (£57,715)

\* 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 MARCH 2024\*\*\*

We are more than happy to offer this beautifully maintained and tastefully decorated and furnished, ground floor apartment, offering two bedrooms and one bathroom, located in the heart of Turre.

Turre is a bustling town, offering an abundance of amenities, such as doctors, banks, supermarkets, bars, restaurants, in addition to a colourful weekly Friday market, where it is possible to purchase lots of fresh produce in addition to household items and clothes.

Access to the property is via a secure doorway and then you have either steps or a slope to reach the front door. This is ideal if you need to have wheelchair access or have a mobility difficulty.

From here, you enter a hallway, with all of your rooms leading off this space.

Immediately to your right, you have a useful cupboard, ideal for storage and currently housing the washing machine and tumble dryer.

Moving on you then have the first of the double bedrooms. This is beautifully presented and offers a lot of light and space.

Following this, you have the second bedroom, currently being used as a twin.

The family bathroom is next, with a large walk in shower, vanity unit with large wall mirror and an additional storage stand. It is fully tiled for easy maintenance.

Moving forward, you reach your open plan, kitchen, living and dining area.

This space has been well thought out and although open plan, offers the feel of individual areas for each.

The kitchen area offers plenty of storage and space for all the white goods. There is a fridge/freezer, oven, hob and extractor in addition to a microwave.

The dining area is large enough to house a dining table and chairs and this leads seamlessly to the living area, again a good size and offering lots of comfort!

The apartment has underground parking and a trastero for storage.

There is also a communal solarium, which offers a small swimming pool.

The property is being sold fully furnished so ideal for a turn-key ready home or rental investment.

Contact us today on 0034 950 615 388 to arrange a viewing.

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