

# Garrucha

Apartment / Apartamento

€124,995

Ref: B2239

RESERVED



2



1



58 m<sup>2</sup>



2 min.



✓



✓



✓



Consumption  
G - 184kW

Emissions  
E - 33kg

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: B2239 — <https://www.spanishpropertychoice.com/B2239>

## Property Purchase Expenses

Property price .....	€124,995 (£105,343)
Transfer tax 7% .....	€8,750 (£7,374)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Fees and Taxes

Communal fees .....	€45.62 per month
IBI property tax .....	€159.76 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€9,500 (£8,006)
Final Payment of 90% on completion ...	€112,496 (£94,809)

\* 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 SEPTEMBER 2024\*\***

This is a wonderful two-bedroom, one-bathroom penthouse apartment located in a prime location in the heart of the traditional harbour village of Garrucha.

With just a short walk to the beachfront and all amenities, this is an ideal property for someone that wants to be able to access everything on foot and be part of the Spanish community.

Garrucha is a fishing port and renowned for the gambas rojo. It has many restaurants specialising in fish dishes, and of course offers many other shops and amenities.

As you would expect, it celebrates many fiestas also, when the town comes alive.

There is also a lovely beach area here.

The building is very well maintained, with a clean and bright entrance hallway with post boxes.

Lift access is provided up to the third floor where the apartment is located.

As you enter the front door, you are taken directly into an open plan living, dining and kitchen area. The first thing that you will notice are the incredible sea views.

The lounge has a pellet fireplace and a modern design however the feature of the room are the large glass patio doors and floor to ceiling window that boast a fantastic view over the village rooftops and out to the Mediterranean Sea.

From here you access the very large private terrace which enjoys the South East sun all day long.

There is an electric sun blind to provide a shaded area during the hot summer days. This is a very private space as there are opaque glass panels between the two neighbours.

There is a designated dining area, convenient to the fully equipped kitchen, with ample storage units and modern electrical appliances.

The first double bedroom is located off the dining area.

Just off the kitchen there is a useful utility cupboard.