

Garrucha

Apartment / Apartamento

€199,500

Ref: B2293



3



2



94 m²



✓



✓



1 min.



✓



Consumption
E - 90kW

Emissions
D - 16kg



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Ref: B2293 — <https://www.spanishpropertychoice.com/B2293>

Property Purchase Expenses

Property price	€199,500 (£170,712)
Transfer tax 7%	€13,965 (£11,950)
Notary fees (approx)	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx)	€1,500 (£1,284)

Fees and Taxes

Communal fees	€53.98 per month
IBI property tax	€268.27 per annum
Refuse fees	€205.00 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,567)
Remainder of deposit to 10%	€16,950 (£14,504)
Final Payment of 90% on completion	€179,550 (£153,641)

* 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

**** REDUCED APRIL 2025 TO THE FANTASTIC PRICE OF 199,500€ ****

This exceptional penthouse duplex is located in the charming coastal town of Garrucha. Offering excellent views and bright living spaces, this property perfectly combines style, comfort and seaside serenity.

A secure community with entrance hallways, lift access to all levels and a communal swimming pool which is located just a short walk from the property.

Entering the property on the third floor, you are greeted by a bright and airy living space. A room ideal for a full size dining table and lounge area, flooded with natural light due to the 3 sliding glass doors that lead onto the first terrace.

This South facing terrace with decking is the perfect area for entertaining, dining al fresco and enjoying all year round sunshine.

Leading from the living room is the fully fitted kitchen with a window onto the terrace, ample storage units and modern appliances.

Also leading from the living space is a fully renovated shower room and toilet.

On the upper floor of this property you will find 3 bedrooms, all ideal sizes with the primary bedroom having access to a very private sun terrace where you can take in the views over the Garrucha roof tops and down to the harbour.

A modern renovated family shower room can also be found on the upper floor.

Included in the sale is a private end position parking space located in the underground garage as well as a private lock up storage room.

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