

# Garrucha

## Duplex/Townhouse / Casa adosada

### €259,995

### Ref: B2364



3



2



112 m<sup>2</sup>



✓



✓



1 min.



✓



Consumption  
E - 141kW

Emissions  
E - 26kg



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## Property Purchase Expenses

Property price .....	€259,995 (£226,586)
Transfer tax 7% .....	€18,200 (£15,861)
Notary fees (approx) .....	€750 (£654)
Land registry fees (approx) ...	€750 (£654)
Legal fees (approx) .....	€1,500 (£1,307)

## Fees and Taxes

Communal fees .....	€85.00 per month
IBI property tax .....	€390.00 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,615)
Remainder of deposit to 10% .....	€23,000 (£20,044)
Final Payment of 90% on completion ....	€233,996 (£203,927)

\* 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

This delightful duplex townhouse situated within Urb La Solana del Mar in Garrucha is arranged over two floors and comprises three bedrooms and two bathrooms. It boasts two terraces - a rear terrace facing east with views over the communal gardens and swimming pool and a front terrace facing west towards the mountains.

The property benefits from dual air conditioning units in two of the bedrooms and the lounge as well as ceiling fans in all rooms. Each bedroom features built-in wardrobes with two of the rooms enjoying direct access to the terraces via patio doors.

For additional storage there is a large storage cupboard under the stairs within the lounge.

Further benefits include underground parking with a designated space. The community is fully walled and gated, providing added security and peace of mind as a lock-up and leave property or as a permanent home.

Situated in the vibrant market town of Garrucha, this lovely home offers all local amenities and the beach within walking distance.

Conveniently located bus stop right opposite the urbanisation, offering easy access to public transport. Just a 3-minute walk to the beach—perfect for daily seaside enjoyment.

Quick access to the main national road, ideal for reaching nearby destinations.

10-minute drive to Mojácar 13-minute drive to the motorway (autovía).

8 minutes from the future AVE high-speed train station, projected to open at the end of 2026.

Close to popular spots known and loved by the British community.

Local restaurant/bar – just a 1-minute drive away Bugarvillas – only a 5-minute walk, with shops, a supermarket, and a mini market offering British products.

This property combines comfort, convenience, and a prime location, making it ideal for both holidays and year-round living.

Explore this property even before stepping inside. Click on the link for all available pictures and a full description of the property.

Click on the 'Video Play' button in the link for a virtual walk around tour.

To gain a better understanding of the location and its surroundings, click on the 'Show on Map' button below this description. Once the map is displayed, switch the view from the default map setting to 'Satellite.' This will show the exact location of the property and provide a bird's-eye view of the surrounding areas.