

# Garrucha

## Apartment / Apartamento

€287,500

Ref: B2367



2



2



70 m<sup>2</sup>



✓



✓



1 min.



✓



Consumption  
C - 28kW

Emissions  
B - 5kg



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## Property Purchase Expenses

Property price .....	€287,500 (£249,119)
Transfer tax 7% .....	€20,125 (£17,438)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,300)

## Fees and Taxes

Communal fees .....	€57.27 per month
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,600)
Remainder of deposit to 10% .....	€25,750 (£22,312)
Final Payment of 90% on completion ....	€258,750 (£224,207)

\* 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 charming 3rd floor two-bedroom, two-bathroom penthouse apartment is situated within the highly sought-after gated development of Urbanización El Pinar in Garrucha. Offering a wealth of features, the property boasts exceptionally spacious private terracing, including an impressive rooftop solarium of 186m<sup>2</sup>, affording views of the sea and surrounding area.

Ideally located just a short stroll from the beaches of Garrucha and all the local amenities the town has to offer, it is also conveniently close to both Mojácar and Vera Playa.

The apartment benefits from an allocated parking space in the underground garage and the building is serviced by a lift. The principal bedroom features double glass doors opening onto the generous private terrace. Both bedrooms include ample built-in wardrobe space.

The bright and airy lounge also opens onto the terrace, allowing you to take full advantage of the views. The kitchen is semi open-plan, modern, and well-equipped.

This property is a superb choice for those seeking either a holiday home or a permanent residence in the sun. Viewing is highly recommended to fully appreciate all that this exceptional apartment has to offer.

The complex boasts two stunning community swimming pools, a well-maintained paddle court, and a dedicated activity area featuring ping-pong tables, perfect for recreational enjoyment.

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.

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