

# GA-HOMEFINDERS

## Gran Alacant (Monte y Mar Bajo)

**GA0083****5****4****612****400****€610,000**

### Details

Detached Villa with 5 bedrooms and 4 bathrooms, without furniture and kitchen appliances, independent family sized kitchen, air conditioning (hot and cold), two fireplaces, mosquito nets, jacuzzi, alarm, double glazed windows, ceiling fans, wooden flooring in some bedrooms, walk in closet, covered porch area, terrace with sun blinds on the side of the house, blinds on all the windows, built in wardrobes in every bedroom, dressing room, basement converted in to a separate apartment with bathroom, kitchen, lounge and bedroom, outside kitchen, private swimming pool, beautiful big garden with lots of trees and green, completely reformed in 2008, very different from all of the villas.

### Features

Sotano, Private Pool, Not Furnished Heating, No White Goods

*Particulars for guidance only | Publicidad sin valor contractual | Energy: In process*



## **PURCHASE COSTS (€)**

Price	€610,000
Tax (10%)	€61,000
<b>Subtotal</b>	<b>€671,000</b>
Notary (apx.)	€700
Land registry (apx.)	€350
Change of utility contracts	€200
Administrative and legal assistance (apx.)	€850
<b>Total estimated purchase costs</b>	<b>€2,100 (Apx.)</b>

## **ANNUAL OPERATING EXPENSES (€)**

Tax for non residents (apx.)	€300
Property tax (IBI)	€700 per year
Community costs (apx.)	€120 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,420 (Apx.)</b>

The 'GA Centre'  
Avenida Finlandia 19  
BL. 2. Local 05, Gran Alacant  
Santa Pola, Alicante, 03130

Phone: +34 966 699 440  
Fax: +34 966 699 437  
Email: [info@ga-homefinders.com](mailto:info@ga-homefinders.com)

