

# GA-HOMEFINDERS

## Gran Alacant (Novamar)

**GA0087****2****2****25****153****€155,000**

### Details

Ground floor apartment in Novamar V with 2 bedrooms and 2 bathrooms, completely furnished and with kitchen appliances, American style open plan kitchen, built in wardrobes in the bedrooms, shutters on all the windows, ceiling fans, huge basement converted in to lounge and bedroom, fireplace in basement. Right in front of the communal swimming pool, Communal gardens, west facing, located in a well maintained quiet gated urbanization within walking distance from the Carabasi beach with all its facilities, situated in the lower part of Gran Alacant within walking distance from the shops and restaurants, local bus and train stop and near the nature reserve Clot de Calvany.

### Features

Sotano, Community Pool, Fully Furnished, Heating, White Goods

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



## **PURCHASE COSTS (€)**

Price	€155,000
Tax (10%)	€15,500
<b>Subtotal</b>	<b>€170,500</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)	€220 per year
Community costs (apx.)	€480 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,300 (Apx.)</b>

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