

# GA-HOMEFINDERS

## Gran Alacant (Novamar)

**GA0061****2****1****115****70****€135,000**

### Details

Corner apartment with 2 bedrooms and 1 bathroom, Completely furnished and with kitchen appliances, American style open kitchen, Shutters on all the windows, Built in wardrobes in the bedrooms, Security grills on all the windows Air conditioning ( hot and cold ), Huge terrace, Barbecue, Wooden shed, Pergola, Underground parking with direct entrance from apartment, Communal swimming pool, Enclosed well maintained quiet urbanisation, Near all amenities shops restaurants local bus and train stop etc and walking distance to the Carabasi beach with all its facilities, Situated in the lower part of Gran Alacant and only a few kilometres away from Alicante / Elche airport

### Features

Community Pool, Fully Furnished, Heating, White Goods

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



## **PURCHASE COSTS (€)**

Price	€135,000
Tax (10%)	€13,500
<b>Subtotal</b>	<b>€148,500</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)	€225 per year
Community costs (apx.)	€608 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,433 (Apx.)</b>

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