

# GA-HOMEFINDERS

## Gran Alacant (Novamar)

**GAM2****2****1****41****85****€100,000**

### Details

Ground floor apartment with 2 bedrooms and 1 bathroom, Completely furnished and with kitchen appliances, American style open plan kitchen, Utility room, Built in wardrobes in all the bedrooms, Shutters on every the windows, Air conditioning ( hot and cold ), Under ground Parking space, Communal swimming pool, Children"s play area, Located in a enclosed well maintained quiet urbanization, Near the Carabasi beach with all its facilities, Situated in the lower part of Gran Alacant near all amenities like shops restaurants pubs local bus and train stop and the Cloth of Calvany ( nature reserve ) where you can have some nice walks and enjoy the nature

### Features

Community Pool, Fully Furnished, Heating, White Goods

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



## **PURCHASE COSTS (€)**

Price	€100,000
Tax (10%)	€10,000
<b>Subtotal</b>	<b>€110,000</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)	€220 per year
Community costs (apx.)	€485 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,305 (Apx.)</b>

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