

# GA-HOMEFINDERS

## Gran Alacant (Monte y Mar Bajo)

**GA0146****2****2****95****76****€95,000**

### Details

Town house with 2 bedrooms and 2 bathrooms (1 bathroom and 1 shower room), completely furnished and with kitchen appliances, american style kitchen, utility room, air conditioning (hot and cold), security grills on all the windows, built in wardrobes in all the bedrooms, storage room, irrigation system in garden, storage, balcony, north east facing, near the communal swimming pool. Nice and quiet urbanisation situated in the lower part of Gran Alacant near the local school and the nature reserve The Clot de Calvany, within walking distance from the restaurants, shops, local bus and train stop and Carabassí beach with all its facilities.

### Features

Community Pool, Fully Furnished, Heating, White Goods

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



## PURCHASE COSTS (€)

Price	€95,000
Tax (10%)	€9,500
<b>Subtotal</b>	<b>€104,500</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)	€250 per year
Community costs (apx.)	€350 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,200 (Apx.)</b>

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