

# GA-HOMEFINDERS

## Gran Alacant (Novamar)

**GA0200****1****1****30****55****€95,000**

### Details

Novamar II. Ground floor apartment with 1 bedroom and 1 bathroom, furnished and with kitchen appliances (washing machine, fridge, oven etc), open american style kitchen, air conditioning (hot and cold), built in wardrobe in the bedroom, shutters and security grills on all the windows, ceiling fans in bedroom and the living room, utility room, good sized garden partly covered and with awnings, south facing, located inside the urbanisation near the communal swimming pool, gated pedestrianised urbanisation, well maintained quiet urbanisation, situated in the lower part of Gran Alacant within walking distance to the shops, restaurants and local bus and train stop.

### 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)	€280 per year
Community costs (apx.)	€300 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,180 (Apx.)</b>

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