

# GA-HOMEFINDERS

## Gran Alacant (Novamar)

**GA0059****2****2****25****114****€159,000**

### Details

Town house with 2 large bedrooms and 2 bathrooms, completely furnished and with kitchen appliances, american style open plan kitchen, utility room, air conditioning (hot and cold), ceiling fans, mosquito nets, security grills on the windows, shutters on all the windows, built in wardrobes in the bedrooms, solarium, big balcony, underground private parking, terrace downstairs, located in a enclosed well maintained quiet urbanisation with communal swimming pool and communal gardens, situated in the lower part of Gran Alacant within walking distance from the bars, restaurants, shops, Carabassí beach and the nature reserve Clot de Galvany, only a few kilometres away from Alicante / Elche ... [ask for more details!]

### Features

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

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



## **PURCHASE COSTS (€)**

Price	€159,000
Tax (10%)	€15,900
<b>Subtotal</b>	<b>€174,900</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)	€260 per year
Community costs (apx.)	€590 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,450 (Apx.)</b>

The 'GA Centre'  
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