

# GA-HOMEFINDERS

## Gran Alacant (Puerto Marino)

**GA0092****3****3****80****148****€170,000**

### Details

Detached villa with 3 bedrooms and 3 bathrooms, furnished without kitchen appliances, Air conditioning ( hot and cold ), Independent good size family kitchen, Enclosed utility room, Fire place, Built in wardrobes in the bedrooms, Blinds on all the windows, Security grills on all the windows, Solarium with lovely open views, Partly covered terrace, Storage, Big garden, Bbq, Located in a nice and quiet well maintained urbanisation with a communal swimming pool, Situated in the lower part of Gran Alacant within walking distance from the Commercial Centre with all it's facilities, Near Carabasi beach and not far from Alicante / Elche international airport

### Features

Solarium, Community Pool, Fully Furnished, Heating, No White Goods

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



## **PURCHASE COSTS (€)**

Price	€170,000
Tax (10%)	€17,000
<b>Subtotal</b>	<b>€187,000</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)	€360 per year
Community costs (apx.)	€350 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,310 (Apx.)</b>

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