

# GA-HOMEFINDERS

## Gran Alacant (Monte y Mar Bajo)

**GA0123****5****4****330****200****€320,000**

### Details

Beautiful south-facing detached villa with 5 bedrooms and 4 bathrooms – 2 of which are en-suite (one is new Dec. 17). Without furniture but with kitchen appliances, independent kitchen with access to underbuild. Built in wardrobes, blinds and security grills on all windows, wall radiators, air-con (hot & cold), solarium with lovely views. Underbuild could be used as a separate apartment. Private pool, attractive garden with palm trees and watering system, parking space. Situated in the lower part of Gran Alacant within walking distance to shops and close to Carabasi beach with all its facilities. 10 mins. drive to Alicante/Elche international airport

### Features

Solarium, Sotano, Private Pool, Not Furnished Heating, White Goods

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



## **PURCHASE COSTS (€)**

Price	€320,000
Tax (10%)	€32,000
<b>Subtotal</b>	<b>€352,000</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)	€560 per year
Community costs (apx.)	€120 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,280 (Apx.)</b>

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