

# GA-HOMEFINDERS

## Gran Alacant (Montefaro)

**GA0276**

**4**

**2**

**200**

**200**
**€200,000**

## Details

Semi detached villa on corner plot with 4 bedrooms and 2 bedrooms, Partially furnished and with kitchen appliances, Independent good size family kitchen, Air conditioning ( hot and cold ), Fire place, Balcony, Shutters on all the windows, Build in wardrobes in all the bedrooms, Solarium with lovely views, Basement converted in to a Lounge and bedroom, Good size sunny garden, Located in a nice and quiet well maintained enclosed urbanisation with a communal swimming pool and 2 tennis courts, Situated in the upper part of Gran Alacant within walking distance from the bars restaurants health centre and the local Thursday market, Only a few kilometres away from Alicante / Elche international ... [ask for more details!]

## Features

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

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



## **PURCHASE COSTS (€)**

Price	€200,000
Tax (10%)	€20,000
<b>Subtotal</b>	<b>€220,000</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)	€480 per year
Community costs (apx.)	€540 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,620 (Apx.)</b>

The 'GA Centre'  
Avenida Finlandia 19  
BL. 2. Local 05, Gran Alacant  
Santa Pola, Alicante, 03130

Phone: +34 966 699 440  
Fax: +34 966 699 437  
Email: [info@ga-homefinders.com](mailto:info@ga-homefinders.com)

