

# GA-HOMEFINDERS

## Gran Alacant (Novamar)

**GA0269****2****2****75****€119,000**

### Details

Furnished ground floor apartment in Novamar IV with 2 bedrooms and 2 bathrooms. It has a large terrace and covered veranda, the windows have security grills and shutters, it has air conditioning (hot and cold), the kitchen is open plan style with all appliances and both bedrooms have fitted wardrobes. Comes with a parking space in the garage. The urbanisation is gated with a communal pool with large green areas. It is located in the lower part of Gran Alacant, near the area of services; restaurants, bars, supermarkets, public transport and the school ... It is situated less than 1 km from Carabasi beach and less than 5 km from the airport of Alicante - Elche.

### Features

Community Pool, Fully Furnished, Heating, White Goods

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



## **PURCHASE COSTS (€)**

Price	€119,000
Tax (10%)	€11,900
<b>Subtotal</b>	<b>€130,900</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)	€204 per year
Community costs (apx.)	€390 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,194 (Apx.)</b>

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