

# GA-HOMEFINDERS

## Gran Alacant (Novamar)

**GA0172****2****1****78****€92,000**

### Details

Furnished top floor apartment which has 3 bedrooms and 1 bathroom. It has a large terrace at the entrance of the house. It has a living room, an open American style kitchen with all the appliances and a utility room just off of the kitchen. In two of the bedrooms there are fitted wardrobes. It has air conditioning with a pump (cold and heat). There is an allocated private parking space. The house is located in the lower part of Gran Alacant in a gated urbanisation where there is a communal pool surrounded by green areas. It is close to a range of restaurants, bars, shops, public transport, the local primary school, and less than 10 minutes walk to the Carabassi beach. PRICE NOT NEGOTIABLE

### Features

Community Pool, Fully Furnished, White Goods

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



## **PURCHASE COSTS (€)**

Price	€92,000
Tax (10%)	€9,200
<b>Subtotal</b>	<b>€101,200</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)	€195 per year
Community costs (apx.)	€400 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,195 (Apx.)</b>

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