

# GA-HOMEFINDERS

## Gran Alacant (Novamar)

**GA0028****2****2****25****170****€216,500**

### Details

Townhouse in Novamar VI with a large garden. It has 2 bedrooms, 2 bathrooms and is sold partly furnished. On the ground floor there are two bedrooms both of which have fitted wardrobes and a family bathroom. Upstairs there is a living room, open plan American style kitchen equipped with all the appliances, a bathroom and a solarium of 54m<sup>2</sup> with beautiful views. In all areas of the house there is air conditioning (hot and cold). It has a private parking space. The urbanisation in which the property is located is gated and has a communal pool and gardens. It is situated in the lower part of Gran Alacant just 5 minutes from the Carabassi beach.

### Features

Solarium, Community Pool, Fully Furnished, White Goods

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



## **PURCHASE COSTS (€)**

Price	€216,500
Tax (10%)	€21,650
<b>Subtotal</b>	<b>€238,150</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)	€ per year
Community costs (apx.)	€544 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,144 (Apx.)</b>

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