

# GA-HOMEFINDERS

## Gran Alacant (Monte y Mar Bajo)

**GA0021****2****2****211****80****€175,000**

### Details

Semi-detached house with all the living accommodation on one floor comprising of 2 bedrooms with built in wardrobes, 2 bathrooms, living room with fireplace, open style American kitchen from which you have access to a nice and spacious back patio. All furnished with appliances, heaters and ceiling fans, solarium with panoramic views of the lower part of Gran Alacant and inland mountain views. Shutters and grills on all the windows. It is situated in a corner plot of 211m2 with a private pool. Located in a quiet urbanisation in the lower part of Gran Alacant within walking distance to the shops, bars and restaurants. Close to the Carabassí beach and Clot de Galvany nature reserve.

### Features

Solarium, Community Pool, Private Pool, Fully Furnished, Heating, White Goods

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



## **PURCHASE COSTS (€)**

|  |                      |
|--|----------------------|
| Price                                      | €175,000             |
| Tax (10%)                                  | €17,500              |
| <b>Subtotal</b>                            | <b>€192,500</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)                         | €246 per year        |
| Community costs (apx.)                     | €210 per year        |
| Insurance (apx.)                           | €250                 |
| Rubbish collection (apx.)                  | €50                  |
| <b>Annual estimated operating expenses</b> | <b>€1,056 (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)

