

# GA-HOMEFINDERS

## Gran Alacant (Monte y Mar Bajo)

## GA0258

**3****3****269****283****€365,500**

### Details

Beautiful furnished semi-detached villa on a plot of 269m<sup>2</sup> located in the lower part of Gran Alacant just minutes from the shopping centre. There is a private pool, parking for 2 cars accessed via electric gates and attractive greenery. The entrance to the house has a covered terrace. On the ground floor there is a spacious living area with fireplace, modern independent kitchen with appliances, and a cloakroom/laundry room. Upstairs there are 3 bedrooms with built in wardrobes, 2 bathrooms (1 is en-suite) for the master bedroom which has a private terrace. The solarium has mountain views. There is a light airy basement, the floor of which has been covered with a waterproof membrane prior to ... [ask for more details!]

### Features

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

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



## **PURCHASE COSTS (€)**

Price	€365,500
Tax (10%)	€36,550
<b>Subtotal</b>	<b>€402,050</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)	€468 per year
Community costs (apx.)	€120 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,188 (Apx.)</b>

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