

# GA-HOMEFINDERS

## Gran Alacant (Puerto Marino)

**GA0281****2****3****74****81****€126,000**

### Details

Townhouse with 2 bedrooms and 3 bathrooms, without furniture and kitchen appliances, air conditioning (hot and cold), independent kitchen, utility room, built in wardrobes in the bedrooms, blinds on all the windows, glazed in porch, parquet in all the rooms except the bathroom, security grills on all the windows, 2 terraces; 1 in the front and 1 in the back, balcony, communal swimming pool, children's play area. Located in a nice and quiet well maintained urbanisation situated in the lower part of Gran Alacant near all amenities like the GA shopping centre and the local bus and train stop, only a few kilometres away from Alicante/Elche airport.

### Features

Community Pool, Not Furnished Heating, No White Goods

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



## PURCHASE COSTS (€)

Price	€126,000
Tax (10%)	€12,600
<b>Subtotal</b>	<b>€138,600</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)	€240 per year
Community costs (apx.)	€360 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,200 (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)

