

# Garrucha

## Apartment / Apartamento

€87,500

Ref: B2330



2



1



54 m<sup>2</sup>



✓



✓



Consumption  
E - 100kW

Emissions  
E - 18kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€87,500 (£75,740)
Transfer tax 7% .....	€6,125 (£5,302)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

Communal fees .....	€26.77 per month
IBI property tax .....	€164.51 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,597)
Remainder of deposit to 10% .....	€5,750 (£4,977)
Final Payment of 90% on completion ....	€78,750 (£68,166)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

**\*\*Asking price only—Furniture not included, willing to negotiate on furniture price\*\***

This is a fantastic opportunity to purchase a charming ground-floor apartment in the picturesque town of Garrucha.

Garrucha is known for its fishing heritage, bustling morning markets, delicious seafood restaurants, and its friendly, family-oriented atmosphere.

This property is located in a residential area of Garrucha, mainly inhabited by local residents and workers from families who have lived in the area for generations.

Despite this, it is just a 5-minute walk from the beach, supermarkets, schools, and other services.

The apartment opens to a hallway, with the kitchen located to the left.

Although compact, the kitchen offers plenty of storage space and work surfaces, and seamlessly connects to the lounge and dining area through a convenient wall opening.

Opposite the kitchen is a handy storage room.

The living space is bright and spacious, with large double-glazed doors leading out to a private terrace, perfect for outdoor furniture where you can enjoy the surrounding views and the warm Mediterranean climate.

There's also a rear terrace ideal for storage, accessed from the kitchen.

The apartment features two bedrooms and a family bathroom.

The first bedroom can easily accommodate a double bed. The family bathroom is fitted with a bath-tub and an overhead shower.

The master bedroom is generously sized, with a window framing lovely views of the surrounding countryside and the majestic Sierra Cabrera mountains.

Don't miss out on this wonderful opportunity—contact us today to schedule a viewing.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible