



## Ref: VZ0062 - APARTMENT

<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2
<b>Toilets:</b>	0
<b>Built surface:</b>	100 m <sup>2</sup>
<b>Living surface:</b>	m <sup>2</sup>
<b>Plot surface:</b>	m <sup>2</sup>

<b>Year of construction:</b>	2001
<b>Ditance to the sea:</b>	20 mts
<b>Facing:</b>	EAST
<b>Furnished:</b>	YES
<b>Parking:</b>	NO
<b>Sotrage Room:</b>	NO

<b>Community fees:</b>	€/ month
<b>IBI Tax:</b>	€/ year

- Apartment front to the Promenade of Garrucha. Located on first floor of a buiding developed in 2001 with main entrance through Calle Mayor (it is a real secon floor if you look at the property from the beach), surrounded by all kind of services that Garrucha offers to it's residents during whole year such as restaurants, supermarkets, commerces, medical center, schools, public transport....

- 100 sqm of housing with private terrace. East facing (with plenty of natural light during whole day and stunning sea views from living room and terrace).

- It has a beautiful living room, large and bright, with a slider window which gives you access to the private terracer from where you can enjoy the stunning views over the promenade and the sandy beach of Garrucha. The kitchen is indpepnde with a window overlooking to a communal interior patio. All bedrooms (3) are double with wardrobes and there are two coplete bathrooms (one with shower dish and the other one with bathtub).

- The property is sold fully furnished and with complete fitted kitchen. The building has lift, disabled acces and electronic entry system. It is included security door and aluminium double glazed windows.

- This is a unique oportunity to ha a 1st line apartment in the quietest area of the promenade avoiding any noise that restaruants or bar terraces could provoke.





#### Extras

#### Community

- PRIVATE TERRACE
- FIRST LINE
- GOOD CONDITION

- LIFT

P.V.P.

**320.000 €**

3.200,00 €/m<sup>2</sup>

**Taxes and title deeds expenses are not included**

#### ESTIMATED PURCHASING COSTS:

- 320000€ P.V.P
- 22400€ 7% I.T.P (tax).
- 1.000€ Notary and titled deeds expenses.

**TOTAL: 343400€**

\* This is just an approximation of the purchasing costs of this property. For more information please contact the agency.

**ZAR 2010 s.l.u**

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#### DISTANCIAS : GARRUCHA

##### CONNECTIONS

ALMERIA INT AIRPORT	82,7 km
MURCIA INT. AIRPORT	112 km
A7 SPEEDWAY	13 km
GARRUCHA BUS STATION	700 mts
ALMERIA TRAIN STATION	85 km
MURCIA TRAIN STATION	146 km

##### SERVICES

BANKS	
MEDICAL CENTER	
BILINGUE SCHOOL (VALDESERRA)	5 km
PUBLIC SCHOOL	
HUERCAL OVERA HOSPITAL	35 km
MARINA (GARRUCHA)	
SUPERMARKETS	

##### AMENITIES

SHOPS	
VERA AQUAPARK	4,5 km
BEACH	

To see all pictures of this property visit our website: [WWW.ZAR2010.COM](http://WWW.ZAR2010.COM) and search Reference:: **VZ0062**

[www.zar2010.com](http://www.zar2010.com)