



## Ref: VZ0345 - APARTMENT

Calle Trino Torres

<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	1
<b>Toilets:</b>	0
<b>Built surface:</b>	69 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>	1994
<b>Distance to the sea:</b>	10 mts
<b>Facing:</b>	EAST
<b>Furnished:</b>	YES
<b>Parking:</b>	NO
<b>Storage Room:</b>	NO

<b>Community fees:</b>	85 €/ month
<b>IBI Tax:</b>	€/ year

- Apartment for sale at Paseo del Malecón of Garrucha, next to Plaza Pedro Gea (Town Hall Square). Housing on the first floor of building developed in 1994 with lift. Located in first line of the promenade, surrounded by all kinds of services such as restaurants, supermarkets, shops, medical center, schools, public parking ... in front of the beaches of El Posito and Las Escobetas and only 5 minutes driving from the popular populations of Vera and Mojácar.

- Property with 69 m2 built plus private terrace facing East (morning sun) and fabulous views over the Mediterranean and the promenade. Corner house, with facade to two streets. Very bright.

- It has: living room with access to private terrace overlooking the sea; Separate kitchen with window that connects to dining area; master bedroom with built-in wardrobe and sea views; two single bedrooms with fitted wardrobes and window to Doctor Trino Torres Street (North Facing) and family bathroom with bathtub.

- The house enjoys stunning views over the sea, the port and the promenade from the living room, the kitchen (through its window to dining area) and the master bedroom.

- It is sold furnished and with complete fitted kitchen. It also has an electronic doorman and aluminum windows with double glazing for perfect thermal and acoustic insulation.





#### Extras

#### Community

- PRIVATE TERRACE
- FIRST LINE
- GOOD CONTIDION
- ALUMINIUM WINDOWS
- SEA VIEWS
- PET FRIENDLY

- SEA FRONT BUILDING
- LIFT
- GATED COMPLEX

P.V.P.

**195.000 €**

2.826,09 €/m<sup>2</sup>

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

#### ESTIMATED PURCHASING COSTS:

- 195000€ P.V.P
- 13650€ 7% I.T.P (tax).
- 1.000€ Notary and titled deeds expenses.

**TOTAL: 209650€**

\* 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	

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