

# GARRUCHA



## Ref: VZ1223 - HOUSE

<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	
<b>Toilets:</b>	
<b>Built surface:</b>	199 m <sup>2</sup>
<b>Living surface:</b>	m <sup>2</sup>
<b>Plot surface:</b>	183 m <sup>2</sup>

<b>Year of construction:</b>	
<b>Distance to the sea:</b>	50 mts
<b>Facing:</b>	EAST
<b>Furnished:</b>	NO
<b>Parking:</b>	NO
<b>Storage Room:</b>	NO

<b>Community fees:</b>	0 €/ month
<b>IBI Tax:</b>	153 €/ year

- Opportunity for promoters. House for sale with two streets facade and entrance through Calle Mayor. Privileged situation, just 50 meters from the Paseo Marítimo and Las Escobetas beach; very close to the medical center of Garrucha, Hispanidad Public School and LIDL supermarket, with easy car access from the main road and on walking distance to Plaza Pedro Gea (main center of the Town).
- The house consists of two separate houses that occupy a plot with a total area of 183 m<sup>2</sup> with:
  - Facade to C / Mayor of 6.92 meters
  - Facade to C / Virgen de los Dolores 6.78 meters
  - 26.8 meters large
- Occupancy: 100%
- Buildable: allows ground floor + 3 stories in Calle Mayor and ground floor + 2 stories in Virgen de los Dolores Street.





### Extras

### Community

- PET FRIENDLY
- NEEDS RENOVATION
- PRIVATE SOLARIUM
- PRIVATE TERRACE
- NEEDS RENOVATION

P.V.P.

**250.000 €**

1.256,28 €/m<sup>2</sup>

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

#### ESTIMATED PURCHASING COSTS:

- 250000€ P.V.P
- 17500€ 7% I.T.P (tax).
- 1.000€ Notary and titled deeds expenses.

**TOTAL: 268500€**

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

**ZAR 2010 s.l.u**

Calle Mayor 48, Garrucha, ALMERÍA  
+34 950132949  
info@zar2010.com

[WWW.ZAR2010.COM](http://WWW.ZAR2010.COM)

### DISTANCIAS : GARRUCHA

#### CONNECTIONS

ALMERIA INT AIRPORT	82,7 km
MURCIA INT. AIRPORT	112 km
A7 SPEEDWAY	13,3 km
GARRUCHA BUS STATION	500 mts
ALMERIA TRAIN STATION	87,9 km
MURCIA TRAIN STATION	146 km

#### SERVICES

BANKS	10 mts
MEDICAL CENTER	500 mts
BILINGUE SCHOOL (VALDESERRA)	4,8 km
PUBLIC SCHOOL	400 mts
HUERCA OVERA HOSPITAL	36,8
SUPERMARKETS (LIDL)	600 mts
SUPERMARKETS (MERCADONA)	600 mts

#### AMENITIES

SHOPS	10 mts
GOLF (MARINA DE LA TORRE)	2,5 km
GOLF (VALLE DEL ESTE)	8,3 km
VERA AQUAPARK	4,4 km
BEACH	50 mts
MARINA (GARRUCHA)	50 mts
RESTAURANTS	10 mts

To see all pictures of this property visit our website: [WWW.ZAR2010.COM](http://WWW.ZAR2010.COM) and search Reference:: **VZ1223**

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