

# GARRUCHA



## Ref: VZ1460 - PLOT OF LAND

**Bedrooms:**  
**Bathrooms:**  
**Toilets:**  
**Built surface:** 2240 m<sup>2</sup>  
**Living surface:** m<sup>2</sup>  
**Plot surface:** 388 m<sup>2</sup>

**Year of construction:**  
**Distance to the sea:**  
**Facing:** EAST  
**Furnished:**  
**Parking:**  
**Storage Room:**

**Community fees:** €/ month  
**IBI Tax:** 640 €/ year

- For Sale plot of land in Garrucha.
- Located in a privileged place on Calle Mayor a few meters from the promenade and the beach, commercial area.
- Area of 388 m<sup>2</sup>.
- Approximately 20 meters to main street
- Maximum occupancy of the plot 100%.
- Maximum height allowed: 5 floors (Ground floor +4) and basement.
- Possibility of 16 apartments building with garage and commercial premises.



Extras

Community

P.V.P.  
**650.000 €**

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

**ESTIMATED PURCHASING COSTS:**

- 650000€ P.V.P
- 136500€ 21% I.V.A. (tax).
- 7800€ 1,2% A.J.D. (tax).
- 1000€ Notary and title deeds expenses.

**TOTAL: 795300€**

\* 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
HUERCAL 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:: **VZ1460**

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