GARRUCHA







Ref: VZ1460 - PLOT OF LAND

Bedrooms: Bathrooms:

Toilets:

Built surface: 2240 m² Living surface: m^2 Plot surface: 388 m²

Year of construction: Ditance to the sea:

Facing: **EAST**

Furnished: Parking:

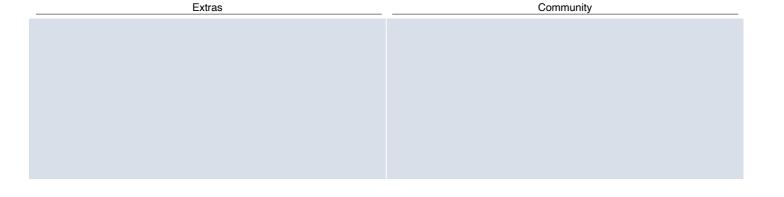
Sotrage Room:

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 m2.

- 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 garaje and commercial premises.



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

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DISTANCIAS: GARRUCHA

_	CONECTIONS		SERVICES		AMENITIES	
	ALMERIA INT AIRPORT	82,7 km	BANKS	10 mts	SHOPS	10 mts
	MURCIA INT. AIRPORT	112 km	MEDICAL CENTER	500 mts	GOLF (MARINA DE LA TORRE)	2,5 km
	A7 SPEEDWAY	13,3 km	BILINGUE SCHOOL (VALDESERRA)	4,8 km	GOLF (VALLE DEL ESTE)	8,3 km
	GARRUCHA BUS STATION	500 mts	PUBLIC SCHOOL	400 mts	VERA AQUAPARK	4,4 km
	ALMERIA TRAIN STATION	87,9 km	HUERCAL OVERA HOSPITAL	36,8	BEACH	50 mts
	MURCIA TRAIN STATION	146 km	SUPERMARKETS (LIDL)	600 mts	MARINA (GARRUCHA)	50 mts
			SUPERMARKETS (MERCADONA)	600 mts	RESTAURANTS	10 mts

To see all pictures of this property visit our website: WWW.ZAR2010.COM and search Reference:: VZ1460