



## Ref: VZ1776 - APARTMENT C. Zona Res. López Delgado

**Bedrooms:** 2  
**Bathrooms:** 2  
**Toilets:**  
**Built surface:** 71 m<sup>2</sup>  
**Living surface:** 61 m<sup>2</sup>  
**Plot surface:** m<sup>2</sup>

**Year of construction:** 2007  
**Distance to the sea:** 300 mts  
**Facing:** NORTH  
**Furnished:** NO  
**Parking:** OPTIONAL  
**Storage Room:** NO

**Community fees:** 48 €/ month  
**IBI Tax:** 220 €/ year

This is a fantastic chance to acquire a home in one of Garrucha's most in-demand residential areas—ideal both as a permanent residence and as an investment. Located on the third floor of a modern building with an elevator, built in 2007, this 71 m<sup>2</sup> apartment offers both comfort and practicality, just 250 meters from the beach.

### Key Features:

#### Prime Location:

Directly in front of LIDL supermarket and close to restaurants, shops, the health center, schools, and public transport.

#### Functional Layout:

Spacious living-dining room with access to a private terrace of over 3 m<sup>2</sup>, perfect for enjoying the Mediterranean climate.

Independent kitchen with a window and views of Calle Hispanidad.

Two bedrooms with built-in wardrobes. The master bedroom includes an en-suite bathroom, and both rooms have windows facing the lightwell.

Two full bathrooms equipped with walk-in showers.

#### Bright and Breezy:

North-facing orientation ensures abundant natural light without excessive heat during the summer months.

#### Additional Features:

Pre-installation for split air conditioning in the living room.

Double-glazed aluminum windows, security entrance door, and video intercom system.

Optional parking space available (not included in the price).

#### ⚠ Note:

The property has never been occupied, but it requires partial renovation due to deterioration of the interior carpentry after years without use.





#### Extras

#### Community

|                          |                                   |
|--------------------------|-----------------------------------|
| <input type="checkbox"/> | NEEDS RENOVATION                  |
| <input type="checkbox"/> | GOOD CONDITION                    |
| <input type="checkbox"/> | AIR CONDITIONING PRE INSTALLATION |
| <input type="checkbox"/> | ALUMINIUM WINDOWS                 |
| <input type="checkbox"/> | PRIVATE TERRACE                   |

|                          |      |
|--------------------------|------|
| <input type="checkbox"/> | LIFT |
|--------------------------|------|

P.V.P.

**103.000 €**

1.450,70 €/m<sup>2</sup>

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

#### ESTIMATED PURCHASING COSTS:

- 103000€ P.V.P
- 10300€ 10% I.V.A. (tax).
- 1236€ 1,2% A.J.D. (tax).
- 1200€ Notary and title deeds expenses.

**TOTAL: 115736€**

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



For more information  
scan QR code

**ZAR 2010 s.l.u**

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