



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

Bedrooms: 2
Bathrooms: 2
Toilets:
Built surface: 71 m²
Living surface: 61 m²
Plot surface: m²

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 m² 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 m², 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:

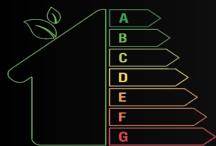
Pre-installation for split air conditioning in the living room.

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

- NEEDS RENOVATION
- GOOD CONDITION
- AIR CONDITIONING PRE INSTALLATION
- ALUMINIUM WINDOWS
- PRIVATE TERRACE

Community

- LIFT

P.V.P.

103.000 €

1.450,70 €/m²

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

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