



## Ref: VZ1791 - APARTMENT Calle Alfonso XIII

**Bedrooms:** 2  
**Bathrooms:** 1  
**Toilets:**  
**Built surface:** 62,72 m<sup>2</sup>  
**Living surface:** 43,85 m<sup>2</sup>  
**Plot surface:** m<sup>2</sup>

**Year of construction:** 2005  
**Distance to the sea:** 350 mts  
**Facing:** WEST  
**Furnished:** PARTLY  
**Parking:** YES  
**Sotrage Room:** NO

**Community fees:** 28 €/ month  
**IBI Tax:** 280 €/ year

Are you looking for a bright and modern apartment for sale in Garrucha close to the beach? This property is your opportunity to live or invest in one of the most desirable coastal towns in the Almería province, ideal for year-round living or holiday use.

**Key Features of this Apartment in Garrucha**  
Located in Calle Alfonso XIII, just 350 m from the sea and marina

Third floor with lift – Modern building from 2005

West-facing – Very bright in the afternoon

Open-plan living-dining area with three large windows overlooking Calle La Tejera

2 bedrooms with windows to interior patio (bright due to elevation)

Recently renovated bathroom with walk-in shower

❑ Ducted air conditioning (hot/cold) throughout

Underground parking space included, accessible by lift

Aluminium windows with mosquito screens

Sold semi-furnished with fully equipped kitchen

This centrally located apartment in Garrucha is ideal as a permanent residence, holiday home or rental investment. Surrounded by essential services: supermarkets, restaurants, health centre, schools, public transport and leisure areas.





#### Extras



GOOD CONDITION

AIR CONDITIONING INSTALLED

ALUMINIUM WINDOWS

#### Community



LIFT

P.V.P.

**90.000 €**

1.434,95 €/m<sup>2</sup>

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

#### ESTIMATED PURCHASING COSTS:

- 90000€ P.V.P.
- 6300€ 7% I.T.P (tax).
- 1.200€ Notary and titled deeds expenses.

**TOTAL: 97500€**

\* 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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