

Ref: 3503

EXCLUSIVE



## Puerto Del Carmen

2 1 Built: 57 sq m Plot: 57 sq m

Fantastic opportunity to own a 2-bedroom apartment perfectly positioned in the vibrant Old Town Harbour area of Puerto del Carmen. Set within a sought-after gated secure complex with a communal pool, this property combines comfort, convenience, and captivating views. Step inside and you'll find a bright lounge leading onto a south-facing terrace, partially covered, where you can enjoy sunshine, sea views, and relaxed outdoor living all year round. The fully fitted kitchen offers modern practicality, while the two double bedrooms with built-in wardrobes provide ample space and comfort. The stylish bathroom features a walk-in shower for everyday ease. Just a short stroll from your doorstep, you'll find an abundance of shops, supermarkets, restaurants, cafés, and bars in the lively Old Town.

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## Price:

**255.000€**

Public Notary Fee:	€1000
Land Registry Fee:	€800
Government transfer tax at 6.5%:	
Annual Property Rates:	€164
Monthly Community Fee:	€50
Annual Rubbish Tax:	€45

**+34 928 51 02 31**

Call for appointment