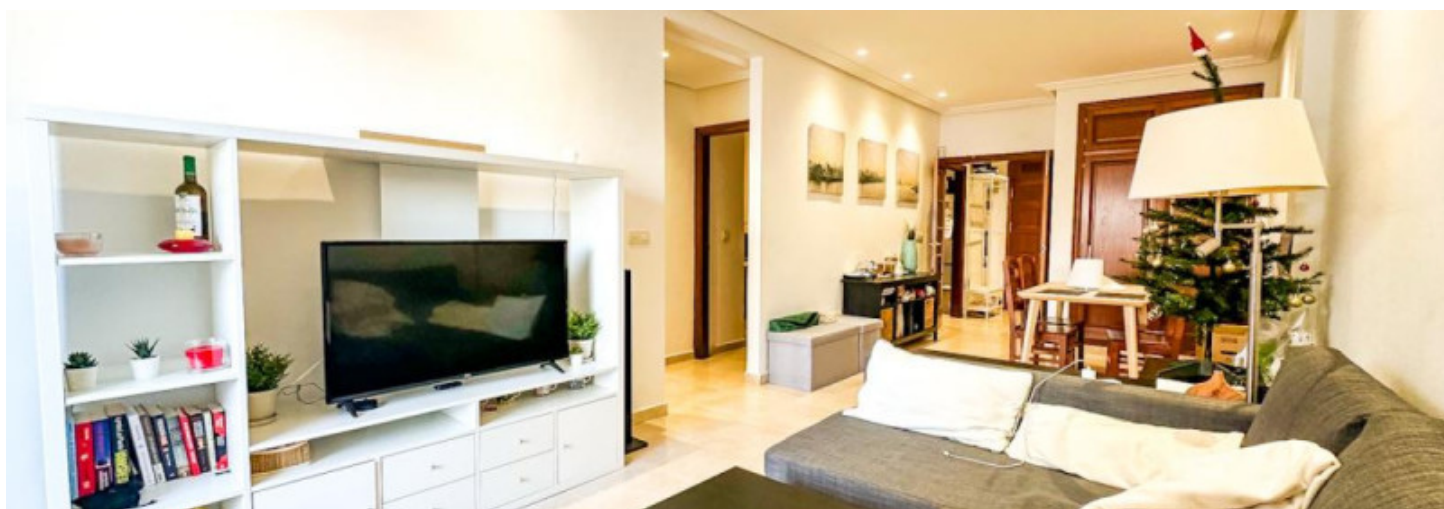


Ref: 3556

EXCLUSIVE



## Matagorda

2 1 Built: 76 sq m

Frontline 2-Bedroom Apartment in Matagorda. Located just 30 metres from the beach, this frontline, ground-floor apartment is perfectly positioned in one of Matagorda's most exclusive areas, offering south-facing orientation and sea views. The property comprises a bright lounge, fully fitted kitchen, dining area, guest WC, two double bedrooms with built-in wardrobes, and a modern bathroom. The apartment is presented in good condition and is sold fully furnished, allowing for immediate use or enjoyment. Outside, residents benefit from easy on-street parking and access to a secure, gated frontline complex with communal swimming pool. The apartment enjoys a patio area, ideal for relaxing while enjoying the coastal setting. Situated within walking distance of restaurants, shops, supermarkets,.....

## Price:

**350.000€**

Public Notary Fee:	€1000
Land Registry Fee:	€800
Government transfer tax at 6.5%:	
Annual Property Rates:	€200
Monthly Community Fee:	€70
Annual Rubbish Tax:	€50

**Roper**  
Properties

Estate Agents  
Since 1984

info@roper.properties.com  
www.roperpropertieslanzarote.com

**+34 928 51 02 31**  
Call for appointment