

Ref: 3619

RESERVED



## Puerto Del Carmen

2  1  Built: 60 sq m Plot: 75 sq m

Spacious 2 Bedroom Ground Floor Apartment in a prime location in Puerto del Carmen. Positioned just steps from the Biosfera Shopping Centre and less than 500 metres from Playa Chica, this beautifully presented ground floor apartment offers the perfect blend of convenience, comfort, and coastal living. Set within a quiet, secure gated complex with a well-maintained communal pool, the property enjoys a desirable south-facing orientation. The standout feature is the generous front patio, ideal for outdoor dining, relaxing in the sun, or entertaining guests. Inside, the apartment boasts a bright open-plan living and kitchen area, designed for easy living. There are two spacious double bedrooms, both with fitted wardrobes, along with a modern bathroom featuring a walk-in shower, plus an additional

**Price:**

**315.000€**

Public Notary Fee: €1000

Land Registry Fee: €800

Government transfer tax at 6.5%:

Annual Property Rates: €243

Monthly Community Fee: €68

Annual Rubbish Tax: €47

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