

## Property summary (id=1030-V2A-338)

Villa - 2 bedrooms

✔ On or near beach

Albufeira

Price: €234,000

Useable area: 102m<sup>2</sup>

State: Resale

Land area: N/A

Building year: 2003

This almost new 2 Bedroom villa is only 250 meters from one of the best beaches in the Algarve, Falesia.

On the ground floor you will find a living room of 21 sq.m with fireplace, a fully equipped kitchen of 6.80 sq.m. and a bathroom.

Upstairs you will find two bedrooms (14 sq.m.) and an other bathroom. Both bedrooms have a balcony, and built in wardrobes.

The house has a front and a back yard, a big garage and an extra parking space (1)

This house is close to the wonderful Falésia beach, that lasts until Vilamoura and is embraced by the typical g olden rocks of the Algarve.

### More information

If you wish to get more information or book a visit to this property you can contact us via email to [commercial@algarve-property-online.co.uk](mailto:commercial@algarve-property-online.co.uk) with the reference 1030-V2A-338 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g1030.html) page (<http://www.algarve-property-online.co.uk/property-g1030.html>).

For more information or to look for other properties in the Algarve area you can go to our main page at [Algarve Property Online](http://www.algarve-property-online.co.uk) (<http://www.algarve-property-online.co.uk>) site.

## Available property fotos:



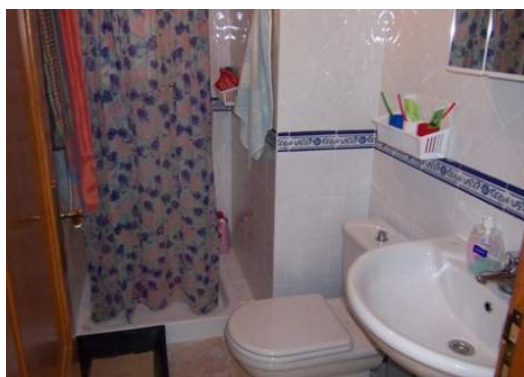
Living room



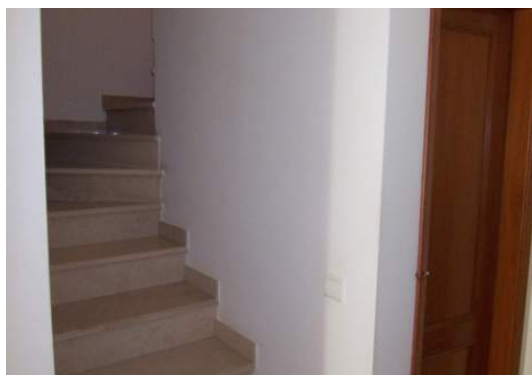
Kitchen



Yard



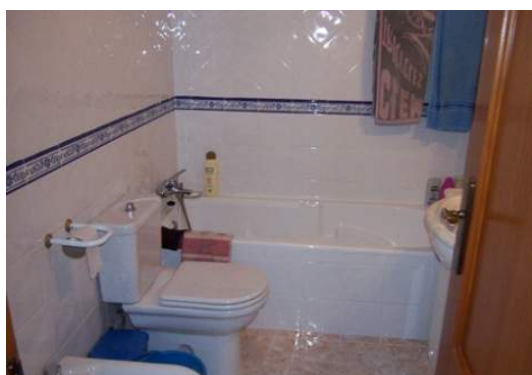
Bathroom 1



Stairs



Bedroom



Bathroom 2



Bedroom balcony

## Costs with taxes

The costs that we are presenting here are just a simulation to give you an idea of the major taxes that you will have to pay while acquiring a property in Portugal, if a more accurate value is required please contact us. This simulation does not include additional mortgage costs or additional solicitor/lawyer costs. The tax on property transmission (IMT) depends on the property use, it has different figures when the property use is "Permanent Home", "Holiday Home", or a "Building Plot".

### **Assuming holiday home**

**IMT = €8.650,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€1.872,00**

**Property registry =€400,00**

**Total = €11.203,51**

### **Assuming permanent home**

**IMT = €7.775,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€1.872,00**

**Property registry =€400,00**

**Total = €10.328,51**