

## Property summary (id=450-V3-0540AL)

Villa - 3 bedrooms

✓ On or near beach

Alvor

✓ Pre installed/Installed AC

Price: €450,000

Useful area: 153m<sup>2</sup>

State: New

Land area: 210m<sup>2</sup>

Building year:

This 3 Bedroom Villa is brand new and totals 153sq.m. on a plot of 210 sq.m. The property comprises:-

- 3 Bedrooms
- 3 Bathrooms
- Fully Fitted and Equipped Kitchen with all Appliances
- Electric shutters
- Pre-installation of Air Conditioning
- Fireplace in the Living Room
- Central vacuum system
- Bath with Hydromassage
- Roof Terrace with wonderful sea views.

This townhouse is located right in the heart of Alvor village, so the rental potential is very good.

The Beach is just 5 minutes walk and the finish of the house is very high quality.

This property is located in the heart of Alvor village and within 5 minutes walk to the Beach. Close to all amenities.

### 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 450-V3-0540AL or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g450.html) page (<http://www.algarve-property-online.co.uk/property-g450.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



Living room



Kitchen



Kitchen



Bedroom 1



Bedroom 1



Bathroom 1

## 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 = €25.550,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€3.600,00**

**Property registry =€400,00**

**Total = €29.831,51**

### **Assuming permanent home**

**IMT = €24.675,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€3.600,00**

**Property registry =€400,00**

**Total = €28.956,51**