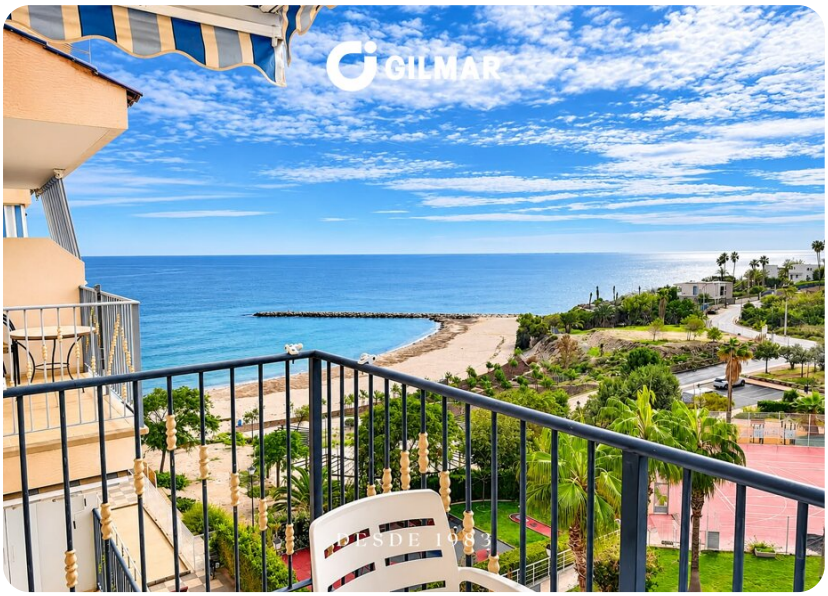
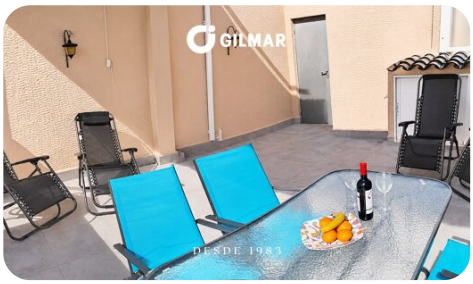
Apartment for sale in El Campello - Alicante

El Campello, Alicante

Reference: 229498







310,000 €

4,627 €/m²

67 m²	2 (2+0)	1 (1+0)	No	Yes

Description

Would you like to live—or own a second home—right on the beachfront? Discover this property with sea views, located next to Lanuza Beach.

This magnificent home is situated just a few meters from the beach in one of the quietest residential areas of El Campello. It perfectly combines an ideal location, comfort, and stunning views to offer you a truly unique property.

The 54 m² Bajo in Pueblo Acantilado - Lanuza features 2 bedrooms, 1 bathroom, a kitchen, and a 40.00 m² terrace/solariom. It is an exterior-facing, bright unit with a south-facing orientation

It is located within a comprehensive residential complex that offers green spaces, a swimming pool, a children's play area, sports courts, and a communal event room.

One of its standout features is the large front patio, which includes a separate kitchen and a utility area (gallery). It is the perfect space to enjoy the climate year-round, all while taking in breathtaking views of the sea and the beach.

An exceptional opportunity to live by the sea, located between El Campello and La Villajoyosa.

The property's location ensures a high quality of life. The surrounding area includes two apart-hotels, as well as various bars and restaurants.

Description

Regarding transport, the area is well-connected via the TRAM line (Venta Lanuza stop), providing easy access to El Campello, Benidorm, and Alicante. There is also a bus service connecting to El Campello.

Trust GILMAR.

For more information about this extraordinary property, please contact our Alicante office team. Simply provide the reference number 229498, and we will be happy to assist you.

Since 1983, GILMAR has been dedicated to helping people find their dream homes. With decades of experience in the real estate sector, we provide a comprehensive, personalized, and professional service, facilitating the purchase and sale of properties in prime locations—always with the highest level of assurance for our clients. You can write to us or call us at 865 726 435.

We would be happy to assist you.

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The stated price does not include the costs and taxes associated with the acquisition, which are broken down as follows:

- Property Transfer Tax (ITP): The tax rate currently in effect in the Valencian Community will apply (generally 9%, though reduced rates of 8%, 6%, 4%, or 3% may apply depending on the buyer's personal circumstances or the characteristics of the property). The tax is calculated based on either the Cadastral Reference Value or the sale price, whichever is higher.

- Notary Fees: These fees are calculated in accordance with the official fee schedule set out in Annex I of Royal Decree (R.D.) 1426/1989.

- Land Registry Fees: Registration costs are charged according to the official fee schedule established in Annex I of Royal Decree (R.D.) 1427/1989.

- Administrative Processing Fees (Gestoría): Fees for handling administrative procedures, tax settlements, and land registration typically range between €300 and €400 (VAT included).

- Agency Fees: Paid by the property owner.

- For comprehensive information regarding ITP tax rates and potential tax relief, please consult the official portal of the Valencian Tax Agency (Agencia Tributaria Valenciana). Enviar comentarios

Photographs











Location and points of interest



The property location is approximate. Contact us for more information.