



# A GUIDE TO PURCHASING COSTS, RUNNING COSTS & COMMUNITY CHARGES



The example set out below is an approximate guide in Euros to the costs of purchasing and running a 2-bedroom apartment with a communal pool

## PURCHASE AND FURNISHING COSTS

Purchase Price (P.P.)	€195,000
IVA: 10% (Spanish VAT)	€19,500
Legal Costs	€2,930
Town Hall Tax (Plus Valia)	€200
Water Rights of Connection & Meter	€600
Electricity Supply Contract & Meter	€500
<b>PURCHASE COSTS</b>	<b>€218,730</b>
<b>FURNISHINGS (BASIC RENTAL PACKAGE)</b>	<b>€10,000</b>
<b>PURCHASE INCLUDING FURNISHINGS</b>	<b>€228,730</b>



## ANNUAL RUNNING COSTS : DESERT SPRINGS (EXAMPLE)

Community Fees	€1,500
Property Management Fees	€315
Electricity	€800
Water & Sewage (30m <sup>3</sup> standing charge)	€350
Rubbish Collection	€150
Urban Rates	€300
Insurance, Property & Contents (€20,000)	€400
<b>TOTAL (PER ANNUM)</b>	<b>€3,815</b>



## COMMUNITY FEES (INCLUDED ABOVE)

This amount is calculated from the overall running costs of the community i.e. Swimming Pool, exterior maintenance, cleaning of communal areas, electricity used in communal areas, community insurance. There is also a reserve fund set up out of these fees for external decoration, replacement of equipment for the pool, as well as a reserve for long term major repairs.

