


Land

 250 m<sup>2</sup>

 125 m<sup>2</sup>

REF: VH LA 1738

## Mojacar

€40,000

Urban plot in the heart of Mojácar Pueblo. The plot has an area of 125 m<sup>2</sup> and a building ratio of 100% per level with a maximum of 2 levels and therefore a possibility to build a substantial property with a total built area of 250 m<sup>2</sup>

All in all, a very good opportunity to have a property in Mojácar built from scratch.

Please note that the plot is not being sold with planning permission as it will be the responsibility of the purchaser to appoint an architect and submit their own planning application. However, any interested party will be supplied with all the legal and official information that we have on file.

### Approximate purchasing costs

Net price - €40,000

Purchase tax - €3,200

Land registry - approx. - €100

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €1,000

Final Payment on completion - €36,000

### Approximate running costs

Yearly council rates (IBI) - €211.00

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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