



Apartment
2 bedrooms
2 bathrooms
🏠 62 m²
🏠 Communal
EPC Consumption: G
EPC Emissions: E

REF: VHMX 2247

Mojacar Playa

€145,000

This is a fantastic first floor apartment for sale in Mojacar, Almeria, Andalusia in the complex Puerto Marina Phase 4, with unbeatable sea and mountain views.

The apartment of 62m² consists of 2 double bedrooms with fitted wardrobes, 2 bathrooms (one bathroom and one shower room), lounge-diner, open plan fully fitted kitchen with white goods, access to the large terrace of 25m² from both the lounge and the main bedroom and a smaller terrace off the second bedroom of 6m².

There is a lovely communal pool and garden area with a stunning mountain backdrop view where there are amazing sunsets.

The property is sold fully furnished and a numbered outside parking space is included in the price. AC/heating only in the lounge.

NET PRICE: 140.000 €
PURCHASE TAXES: 11.200 €
NOTARY FEES - APPROX.: 700 €
LAND REGISTRY - APPROX.: 350 €
TOTAL PRICE: 152.250 €
Price valid until sold.

Conveyancing not included.

The rates applied are the highest, and the buyer may, due to their characteristics, benefit from some tax deductions. The property A. I. D. is available at our office according to the decree 218/2005 of 11 of October that regulates the information regulation for the consumer in the purchasing-selling of property in Andalusia.

Location

On the Google map click on "enlarge map" and the exact location of the property in Mojacar is marked with the pin. From the apartment down to the start of the promenade and to one of the best beaches of Mojacar, bars, restaurants and beach bars, it is 750m, approximately a 10 minute walk down and a bit longer back as there is a hill.

Golf Courses x 4

Marina de la Torre in Mojacar, Valle del Este in Vera and Desert Springs in Cuevas del Almanzora.

Property for sale in Mojacar, Almeria has grown in popularity over the years with the weather in Mojacar offering over 320 days sunshine a year, it is an ideal location for finding your dream holiday home on our sunny Mojacar beach area.

Airports

Almeria 45 minutes, Murcia 1 hour 30 minutes, Alicante 2 hours and Malaga 2 hours 45 minutes.

Approximate purchasing costs

Net price - €145,000
Purchase tax - €11,600
Land registry - approx. - €363
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €11,500
Final Payment on completion - €130,500

Approximate running costs

Quarterly rubbish collection - €36.78

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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