



Apartment
2 bedrooms
2 bathrooms
🏠 67 m²
🏠 Communal

REF: VHMX 2267

Mojacar Playa

€159,000

A wonderful south-facing apartment for sale in Puerto Marina in Mojacar Playa, Almeria, Andalusia with an enormous terrace that looks over the sea and mountains.

The apartment comprises of 1 master bedroom with patio doors to the terrace and an en suite bathroom with bath as well as fitted wardrobes, a second double bedroom with window to the terrace, a family bathroom with shower cubicle, a sitting - dining room with fitted open plan kitchen. From the sitting room there are patio doors out to the huge south-facing terrace that has views to the mountains and down to the sea. The apartment has all day sun.

There is a small patio area by the front door that belongs to the apartment. Access to the apartment is via a set of stairs going down one level from the pool area and the parking area.

The apartment comes with an outdoor numbered parking space. AC needs to be installed.

The communal swimming pool is to the rear of the complex with impressive views to the Sierra Cabrera mountains. A corner of the pool area has a small lawn with trees to give shade in the summer and another on the other side of the pool is covered to give more shade. There are plenty of communal sunloungers and chairs for use by all the community residents. This is a really lovely pool and pool area.

Puerto Marina Phase IV is just up the hill from the Puerto Marina Hotel. It is about a 10 minute walk from the beach when walking downhill, and a little longer going back up. There is a bus stop by the hotel for the local Mojacar bus as well as the Garrucha and Vera buses.

NET PRICE: 135.000 €
PURCHASE TAXES: 10.800 €
NOTARY FEES - APPROX.: 700 €
LAND REGISTRY - APPROX.: 350 €
TOTAL PRICE: 146.850 €

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 3:

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 20 minutes, Alicante 2 hours and Malaga 2 hours 45 minutes.

Approximate purchasing costs

Net price - €159,000
Purchase tax - €12,720
Land registry - approx. - €398
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €12,900
Final Payment on completion - €143,100

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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