



Apartment  
 2 bedrooms  
 2 bathrooms  
 🏠 120 m<sup>2</sup>  
 🏢 Communal  
 EPC Consumption: E  
 EPC Emissions: E

**REF: VHAP 2302**

## Mojacar Playa

**€149,950**

Beautiful 2 bed / 2 bath southeast facing 2nd floor apartment with a 39.90 mts<sup>2</sup> terrace with panoramic sea and mountain views and a private lock up garage.

All in all the property has a built area of 65 mts<sup>2</sup> distributed between living / dining room, kitchen, hallway, master bedroom with en suite bathroom, a further double bedroom and a family bathroom. Outside there is an L shape terrace with 39.90 mts<sup>2</sup> which can be accessed from the lounge and master bedroom. The private lock up garage is on the same block and measures 15.45 mts<sup>2</sup>.

The property is accessed by 2 flight of stairs and it also benefits from air conditioning, bedrooms with fitted wardrobes, fully fitted and well-equipped kitchen, 2 communal pools, etc.

### Approximate purchasing costs

Net price - €149,950  
 Purchase tax - €11,996  
 Land registry - approx. - €375  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €11,995  
 Final Payment on completion - €134,955

### Approximate running costs

Yearly council rates (IBI) - €242.00  
 Quarterly rubbish collection - €37.07  
 Monthly community fees - €70.00

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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