



Apartment
 3 bedrooms
 2 bathrooms
 🏠 140 m²
 🏠 Communal
 EPC Consumption: F
 EPC Emissions: E

REF: VHAP 2413

Mojacar Playa

€285,000

Great opportunity to purchase a top floor 3-bed / 2-bath sea facing apartment, part of a frontline complex in the most central part of Mojacar Playa and with great sea views. This well-kept frontline development across the road from the beach has communal gardens and swimming pool and with also the commercial centre, the medical centre, all amenities, and services all virtually around the corner. The apartment is being sold with a private underground garage.

The 1st floor apartment benefits from ducted air conditioning, gas central heating and has a built area of 103.00 mts² distributed between entrance hall, dining/ living room, master bedroom with en suite bathroom and built in wardrobe, 2 further double bedrooms with built in wardrobe, a family bathroom, kitchen, laundry area / utility room plus a 14.40 mts² of sea facing terrace. The private parking underground has an area of 22.86 mts².

An opportunity not to be missed as properties in location as central as this one doesn't come on the market very often and when they do, they normally get snatched up straight away.

Approximate purchasing costs

Net price - €285,000
 Purchase tax - €22,800
 Land registry - approx. - €713
 Notary fees - approx. - €855
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €25,500
 Final Payment on completion - €256,500

Approximate running costs

Yearly council rates (IBI) - €422.08
 Quarterly rubbish collection - €37.07
 Monthly community fees - €97.11

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.

REF: VHAP 2413

