



Apartment  
2 bedrooms  
2 bathrooms  
🏠 86 m<sup>2</sup>  
🏢 Communal

REF: VHMx 2459

## Mojacar Playa

€146,500

Sunny apartment for sale on the urbanisation Spirit of Mojacar in Mojacar, Almeria, Andalusia with gorgeous swimming pool and gardens plus a parking space and store room.

This is a 2 bedroom apartment, in the main block overlooking the pool and gardens, on the first floor and can be accessed by stairs or lift. This urbanisation is an oasis with very well looked after gardens full of palm trees and plants. The beach is a 10 minute walk away, down the hill or 300m away.

The apartment has two double bedrooms, one with WC and hand basin, with built-in wardrobes. The second bedroom has doors out to the front terrace overlooking the gardens and pool area.

There is an open plan lounge – diner with a separate kitchen that has an opening onto the dining area. The kitchen is fully fitted. There are double doors leading out to the front covered terrace measuring 21m<sup>2</sup> that overlooks the pool. There is a family size bathroom with bath.

The apartment is being sold unfurnished. There is centralised air conditioning / heating and an allocated garage space and store room accessed from the back of the community by the communal electric garage entrance.

This is an ideal holiday apartment on a big complex that is also very good for holiday lets both in summer and winter.

\*\*\*\*\*PURCHASE TAXES ARE NOW 7% ON ALL PROPERTIES IN ANDALUSIA UNTIL 31.12.2021 (SO TAXES BELOW TO BE ADJUSTED ACCORDINGLY)\*\*\*\*\*

NET PRICE: 146.500 €

PURCHASE TAXES: 11.720 €

NOTARY FEES - APPROX.: 700 €

LAND REGISTRY - APPROX.: 600 €

TOTAL PRICE: 159.520 €

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

The exact location of the apartment is marked with a pin on the Google map. Located behind the Pueblo Indalo Complex, all amenities can be reached within a 5-10 minute walk.

#### Airports

Almeria airport is a 45 minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

#### Golf Courses

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

#### Approximate purchasing costs

Net price - €146,500

Purchase tax - €11,720

Land registry - approx. - €366

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €11,650

Final Payment on completion - €131,850

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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