



Apartment
3 bedrooms
One bathroom
🏠 76 m²
EPC Consumption: F

REF: VHAP 1408

Mojacar

€119,950

Conveniently located 1st floor 3 bed / 1 bath apartment with a communal roof terrace offering 360° views. The property is in La Fuente, a vibrant residential area of Mojácar Village close to bars, restaurants, library, artisan centre, medical centre, bus stops, etc.

All in all, the property has a usable area of 76.22 m² distributed between entrance hall, dining / living room with a terrace, fully fitted kitchen with a laundry / utility area, 3 double bedrooms and a family bathroom. It also benefits from a communal roof offering 360° views.

Perfect location for all the local fiestas and easy access to the beach and shops. Ideal for someone looking for an inexpensive 3 bed property in Mojácar to either live in full time or simply looking for a lock up and leave holiday apartment. The area offers plenty of street parking and is also on the bus route. The beach as well as the heart of Mojácar Villa can also be reached on foot. Viewings strictly by prior appointment only.

Price and costs breakdown:

119.950,00 Euros plus costs.

Other costs related to this purchase are:

8.396.50 € Stamp duty at 7%

700,00 € Approximate Notary Office fees

300,00 € Approximate Land Registry Office fees

0,00 € Estate agency fees payable by purchasers

129.346,50 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For more details or to book a viewing to visit this this wonderful property please visit our office on the 2nd floor of Parque Comercial in Mojácar Playa or contact us by phone or e-mail. Virtual viewing is also available!

Approximate purchasing costs

Net price - €119,950
Purchase tax - €8,397
Land registry - approx. - €300
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

info@veritashomes.co.uk

+34 950 472 430

<https://veritashomes.co.uk/1408>

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Reservation deposit - €3,000
Remainder of deposit to 10% - €8,995
Final Payment on completion - €107,955

Approximate running costs

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Yearly council rates (IBI) - €248.09
Quarterly rubbish collection - €51.40
Monthly community fees - €33.27

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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