



Town House  
3 bedrooms  
2 bathrooms  
🏠 98 m<sup>2</sup>

**REF: VHTH 1936**

**Mojacar**

**€80,000**

3 bed / 2 bath Townhouse in the heart of Mojácar Pueblo.

The property has a total built area of approx. 98 mts<sup>2</sup> distributed between 3 bedrooms, hallway, terrace, a bathroom, and a shower room downstairs and open plan living / dining room / kitchen upstairs. The upper level also has a terrace with unobstructed sea views.

There is air conditioned installed upstairs and pre-installation for air-conditioning downstairs. Double glazed windows throughout, etc. It is part of a community. Additionally, it has an independent store room.

**Approximate purchasing costs**

Net price - €80,000  
Purchase tax - €6,400  
Land registry - approx. - €200  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €5,000  
Final Payment on completion - €72,000

**Approximate running costs**

Yearly council rates (IBI) - €335.00  
Quarterly rubbish collection - €37.07

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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