




Apartment  
2 bedrooms  
One bathroom  
 53 m<sup>2</sup>

**REF: VHMX 1990**

## Mojacar

**€90,000**

Bright first floor apartment with 2 bedrooms and no community fees for sale in the picturesque old village of Mojácar, Costa de Almeria.

The property is in excellent condition and comprises of 2 double bedrooms, 1 full bathroom, lounge/diner and american kitchen. There are two Juliet balconies in the lounge. The house has a roof terrace with stunning views which is shared between two apartments. There is a utility room on the roof terrace with the washing machine and the boiler. The location is in a quiet cul-de-sac and the parking area is in front of the Mojácar school within a short walking distance. The property is being sold furnished.

### Location

On the above Google map click on enlarge map and the exact location of the property in Mojácar is marked with the pin.

You are just a short walk to the main square of the historic village of Mojácar with cafes, shops, bars and restaurants all nearby. It is approx 2km from the property down to the beach. There is also a municipal gymnasium and indoor pool. The local market in Mojácar is held in the village every Wednesday. The local bus in Mojácar village will take you down to Mojácar beach.

### Airports

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

### Golf Courses

Mojácar golf courses Macenas and Marina de la Torre, Vera golf courses Valle de Este and Cuevas de Almanzora golf courses Desert Springs.

### Regional Information:

Andalusia, a rocky, sun-baked region on Spain's southern coast, embodies much of what the world thinks of as Spanish: flamenco, tapas, beautiful coastlines, natural parks. Yet it was under Moorish rule from the 8th-15th centuries, a legacy that shows in its architecture, including such landmarks as the Alcázar castle in Seville, the capital city, as well as Córdoba's Mezquita Mosque-Cathedral and Granada's Alhambra palace. The natural park Cabo de Gata, not far from this area, is a wild and

isolated landscape with some of Europe's most original geological features.

**Approximate purchasing costs**

Net price - €90,000  
Purchase tax - €6,300  
Land registry - approx. - €225  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €6,000  
Final Payment on completion - €81,000

**Approximate running costs**

Quarterly rubbish collection - €36.78

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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