



Apartment  
2 bedrooms  
One bathroom  
🏠 73 m<sup>2</sup>

**REF: VHAP 2008**

**Mojacar**

**€80,000**

Choice of brand new 2 bed / 1 bath ground floor apartment with private terrace with sea and mountain views right in the heart of the charming and picturesque Mojacar Pueblo with sea and mountain views.

The 2 choices are:

a. Total built area: 72,52. Apartment with 59.51mts2 distributed between, living / dining room, kitchen, 2 bedrooms and and a family bathroom; Terrace of the living room with 3.00 mts2; Store room with 10.01 mts2. **SOLD**

b. Total built area: 75.35. Apartment with 61.76 mts2 distributed between, living / dining room, kitchen, 2 bedrooms and and a family bathroom; Terrace of the living room with 3.50 mts2; Store room with 10.09 mts2. **AVAILABLE**

The apartment offers pre-installation for air condition and the comes with kitchen but not white goods. The building offers a massive communal roof terrace with 360 degree views.

**Approximate purchasing costs**

Net price - €80,000  
IVA - 10% - €8,000  
Stamp duty - 1.2% - €960  
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) - €199.02  
Quarterly rubbish collection - €36.78  
Monthly community fees - €35.00

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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