



Apartment
 3 bedrooms
 3 bathrooms
 🏠 180 m²
 EPC Consumption: G
 EPC Emissions: G

REF: VHAP 2083

Mojacar

€299,950

Extremely unique and very large 3 bed / 2.1/2 bath south facing independent Penthouse Apartment with private secure parking. The property has a large private terrace of approx. 90 mts2 off the lounge, master bedroom and kitchen as well as an additional 180 mts2 roof terrace offering coastal and mountain views.

Because of its strategic location in Mojacar Village, an area of great affluence of visitors and its unbelievably large private terraces, it could also be converted into an exclusive restaurant / bar but equally could just be used as residential dwelling with all facilities at its doorsteps.

The apartment itself has a built area of 180 mts2 distributed between living / dining room, independent kitchen, hallway, master bedroom with an en suite bathroom and dressing area, 2 further double bedrooms and family bathroom and a cloakroom. Additionally, there are one very large terrace at the apartment level with approx. 90 mts2 and a 180 mts2 roof terrace which is accessed via a stairwell off one of the terraces. Access to the apartment is via a gated entrance off the plaza El Frontón followed by a private stairwell.

The property has been extensively refurbished and the roof and terrace floors are completely new, and so on. An excellent opportunity not to be missed!

Approximate purchasing costs

Net price - €299,950
 Purchase tax - €20,997
 Land registry - approx. - €750
 Notary fees - approx. - €900
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €26,995
 Final Payment on completion - €269,955

Approximate running costs

Yearly council rates (IBI) - €606.00
 Quarterly rubbish collection - €37.07
 Monthly community fees - €119.32

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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