



Apartment  
 2 bedrooms  
 2 bathrooms  
 🏠 60 m<sup>2</sup>  
 🏢 Communal

**REF: VHAP 2088**

## Mojacar Playa

**€118,500**

Modern 2 bed / 2 bath east facing Apartment in Mojácar Playa within walking distance to the sea and amenities.

The property has a total area of 59.59 mts<sup>2</sup> comprised of: living / dining room with wood burner, fully fitted kitchen, master bedroom with en suite bathroom, family bathroom and double bedroom. The property also has a good size terrace with mountain views. The beach and all amenities are within a 5/10 minute walk.

The development has a swimming pool and the golf course of Marina de la Torre is less than 5 minutes' drive. Mojácar Village and Garrucha are also a short drive away.

### Approximate purchasing costs

Net price - €118,500  
 Purchase tax - €9,480  
 Land registry - approx. - €296  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €8,850  
 Final Payment on completion - €106,650

### Approximate running costs

Yearly council rates (IBI) - €187.11  
 Quarterly rubbish collection - €36.78  
 Monthly community fees - €47.33

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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