



Town House

2 bedrooms

2 bathrooms

 90 m<sup>2</sup>

 Communal

**REF: VHTH 2109**

## Mojacar Playa

**€160,000**

Charming 2 bed / 1.1/2 bath south facing Townhouse with an exceptionally large terrace within walking distance to the sea, promenade and all services.

Very airy and light, south facing property set in a sought-after development comprised of 31 residential dwellings sharing a communal gardens and swimming pool.

In brief, the property is comprised of: Ground floor: 37.49 mts<sup>2</sup> distributed between open plan living / dining room and kitchen and a cloakroom - the large 20 mts<sup>2</sup> terrace on this level is accessed via the living room and also kitchen. Upper level: 32.06 mts<sup>2</sup> distributed between hallway, 2 bedrooms both with built in wardrobes and a family bathroom.

All in all, a genuinely nice house throughout which can be used as a permanent home or holiday / investment property. Virtual viewing available.

### Approximate purchasing costs

Net price - €160,000

Purchase tax - €11,200

Land registry - approx. - €400

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €13,000

Final Payment on completion - €144,000

### Approximate running costs

Yearly council rates (IBI) - €125.59

Quarterly rubbish collection - €51.04

Monthly community fees - €97.37

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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