



Town House  
 2 bedrooms  
 2 bathrooms  
 🏠 114 m<sup>2</sup>  
 🏠 110 m<sup>2</sup>  
 🏠 Communal  
 EPC Consumption: E  
 EPC Emissions: D

**REF: VHTH 2122**

## Mojacar Playa

**€169,950**

2 bed / 1.1/2 bath Townhouse built on a plot of 110,35 mts2 with lock up garage, terraces and roof terrace with 360° views. Part of a well-kept community comprised of 15 houses plus a communal pool. The property is located within 300 mts from the sea and promenade, it is also close to bus stops, bars, restaurants, etc.

The property has a built area of 114.15 m2 distributed on 3 levels. On the street level there is a large independent lockup garage. Going up some outside steps you come to the first level with a front terrace with 26,50 mts2 then a living room with a working fireplace, separate dining room and kitchen, a cloakroom and a back patio with 36 mts2. On the upper level there are a master bedrooms with a 4,62 mts2 terrace, a second double bedroom and a family bathroom with a walking shower. From this level there is also an external flight of stairs leading to a large roof terrace offering 360° views.

The property is very airy and bright and is in excellent condition throughout. All in all a very nice house throughout which can be used as a permanent home or holiday / investment property.

### Approximate purchasing costs

Net price - €169,950  
 Purchase tax - €11,897  
 Land registry - approx. - €425  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €13,995  
 Final Payment on completion - €152,955

### Approximate running costs

Yearly council rates (IBI) - €363.00  
 Quarterly rubbish collection - €36.78  
 Monthly community fees - €64.33

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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