



Apartment  
2 bedrooms  
2 bathrooms  
🏠 101 m<sup>2</sup>  
🏠 Communal  
EPC Consumption: E  
EPC Emissions: E

**REF: VHAP 2165**

## Mojacar Playa

**€99,950**

Fantastic opportunity to purchase a 2 bed / 2 bath Top Floor Apartment in Marina de la Torre Golf Resort in residential building with private secure store room and underground parking as well as communal gym all virtually across the road from the beach on one side and golf course on the other and of course and all the other amenities of Marina de la Torre Golf Resort.

The property has a built area of 101.10 mts<sup>2</sup> (78.30 mts<sup>2</sup> for the apartment and 22.80 mts<sup>2</sup> for the terrace overlooking the pool area. All in all the apartment is distributed between living / dining room, large kitchen, 2 double bedrooms both with built in wardrobe, 1 toilet with shower and another one with bath. There is also a back terrace. The property benefits from private underground parking and a secure store room with a built area of 4.95 mts<sup>2</sup>. It has ducted air conditioning throughout. The development benefits from a Gym and a sauna.

This is property does not feel like a holiday apartment but a real home which is immaculately kept and an early viewing is highly recommended.

### Approximate purchasing costs

Net price - €99,950  
Purchase tax - €6,997  
Land registry - approx. - €250  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €6,995  
Final Payment on completion - €89,955

### Approximate running costs

Yearly council rates (IBI) - €337.73  
Quarterly rubbish collection - €36.78  
Monthly community fees - €53.01

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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