



Apartment  
2 bedrooms  
One bathroom  
77 m<sup>2</sup>  
Communal  
EPC Consumption: E  
EPC Emissions: E

**REF: VHAP 2169**

## Mojacar Playa

**€119,000**

Great opportunity to purchase a large 2 bed / 1 bath 3rd floor Apartment in the well kept development of La Mata, Mojácar Playa with a large terrace with great sea and mountain views.

This apartment is located in the gated and well-kept complex of La Mata with extensive garden, large swimming pool, communal parking and lift within a short walking distance to the beach and other amenities and services.

The property has a large private terrace offering great pool, gardens, sea and mountain views. It is being sold furnished as seen. All in all this 77.91 mts2 apartment is distributed between entrance dining / seating room with an open fireplace, kitchen with a courtyard, hallway, two double bedrooms and a family bathroom.

This is a great opportunity to purchase a large apartment on a very nice and well established complex within walking distance to the sea and amenities and therefore interested parties should book a viewing appointment without delay as we expect this property to sell very quickly.

### Approximate purchasing costs

Net price - €119,000  
Purchase tax - €8,330  
Land registry - approx. - €298  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €8,900  
Final Payment on completion - €107,100

### Approximate running costs

Yearly council rates (IBI) - €259.67  
Quarterly rubbish collection - €36.78  
Monthly community fees - €115.87

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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