



Apartment  
 One bedroom  
 One bathroom  
 🏠 54 m<sup>2</sup>  
 🏠 Communal  
 EPC Consumption: G  
 EPC Emissions: G

**REF: VHAP 2239**

## Mojacar Playa

**€115,000**

Penthouse in Mojácar Playa with 360° views! - Excellent 1 bed / 1 bath penthouse apartment with private parking and store room in a modern building with a lift and within a short walking distance to the sea and all the services and amenities on the playa.

The apartment has a built area of 49.58 mts<sup>2</sup> and is distributed between a living-dining room, terrace with sea views, kitchen with a utility area, hallway, bedroom and bathroom. The freehold apartment comes with private underground parking as well as a 4.77 mts<sup>2</sup> store room. The terrace has 16.20 mts<sup>2</sup> and the private roof terrace offering 360° views has 44.29 mts<sup>2</sup> and is accessed via a flight of stairs from the terrace.

This is great and very affordable property is within walking distance to the frontline of the wide Lance Nuevo, Cueva del Lobo and Las Ventanicas beach. An early viewing is highly recommended as the property is likely to be sold to the first client viewing it.

### Approximate purchasing costs

Net price - €115,000  
 Purchase tax - €8,050  
 Land registry - approx. - €288  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €8,500  
 Final Payment on completion - €103,500

### Approximate running costs

Yearly council rates (IBI) - €215.74  
 Quarterly rubbish collection - €37.07  
 Monthly community fees - €56.27

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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