



Town House
 3 bedrooms
 3 bathrooms
 🏠 172 m²
 🏠 Communal
 EPC Consumption: D
 EPC Emissions: B

REF: VHTH 2274

Mojacar Playa

€250,000

3 bed / 2.1/2 bath south facing Townhouse with a private front and back garden / terrace and a built area on three levels of 171.93 mts2 plus the private roof terrace with 360° and an underground parking space. The property is part of a well-kept community located a few meters from the sea and opposite Mercadona and with the commercial centre a stroll away. The community has a gorgeous garden and communal pool. Apart from being located 200 meters from the sea it is also close to bus stops, bars, restaurants, etc.

The property has a 66,88 mts2 front and back garden / terrace on the ground level and the built area is distributed between reception, dining / living room, cloakroom and a large fully fitted and well equipped kitchen on the ground floor; landing, master bedroom with en suite bathroom, 2 double bedrooms and a family bathroom on the 1st floor; roof terrace offering 360° views. The property also benefits from a basement as well as a underground parking space.

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 either as a permanent home or holiday / investment property.

Approximate purchasing costs

Net price - €250,000
 Purchase tax - €17,500
 Land registry - approx. - €625
 Notary fees - approx. - €750
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €22,000
 Final Payment on completion - €225,000

Approximate running costs

Yearly council rates (IBI) - €472.88
 Quarterly rubbish collection - €36.78
 Monthly community fees - €137.00

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.

REF: VHTH 2274

