




Land

 530 m²

REF: VHMx 2342

Mojacar Playa

€280,000

Plot of land of 530 m² for sale on Altos del Albardinar in Mojacar, Almeria, Andalusia with views of the sea and the village of Mojacar in the mountains.

The 530m² plot has a buildable area of 254.07m². The first phase of the urbanisation is complete. There is a project to build a house with 2 storeys already made and the vendor could introduce the buyer to the architect if they would like to go ahead and build this project (see architect's video).

The plot of land forms part of a new urbanisation with off-plan buildings in a very central location of Mojacar, between the village and the beach, on a hill with views down to the sea and up to the mountains.

NET PRICE: 280.000 €

PURCHASE TAXES: 22.400 €

NOTARY FEES - APPROX.: 850 €

LAND REGISTRY - APPROX.: 700 €

TOTAL PRICE: 303.950 €

Price valid until sold.

Conveyancing not included.

The rates applied are the highest, and the buyer may, due to their characteristics, benefit from some tax deductions. The property A. I. D. is available at our office according to the decree 218/2005 of 11 of October that regulates the information regulation for the consumer in the purchasing-selling of property in Andalusia.

Location

On the Google map click on "enlarge map" and the exact location of the property in Mojacar is marked with the pin.

Airports

Almeria airport is 45 minutes drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

Golf Courses

Mojacar golf course: Marina de la Torre, Vera golf course: Valle del Este and Cuevas de Almanzora golf course: Desert Springs.

Approximate purchasing costs

Net price - €280,000
IVA - 10% - €28,000
Land registry - approx. - €700
Notary fees - approx. - €840
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €25,000
Final Payment on completion - €252,000

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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