



Town House  
 3 bedrooms  
 2 bathrooms  
 🏠 138 m<sup>2</sup>  
 🏡 Communal  
 EPC Consumption: E  
 EPC Emissions: E

**REF: VHTH 2347**

## Mojacar Playa

**€190,000**

Large 3 bed / 2 bath light and spacious east facing townhouse with garage and some sea views within 200 meters from beach and amenities. The property is set in a sought after residential area, of fabulous Mojácar Playa and within the grounds of a small gated and very charming private community with a lovely communal gardens, a built in BBQ and 12 x 5 meters swimming pool.

In brief, the property has a total built of 137.64 mts<sup>2</sup> and comprises of an entrance porch, large entrance hall, newly fitted large kitchen, a downstairs toilette and shower, a large dining and living room with a fan assisted wood burner, a private east facing terrace which leads to the gardens and then the swimming pool. From the longer there is a stairwell which leads to the upper level of the property which is distributed between a landing, master bedroom with a private east facing terrace and sea views, 2nd double bedroom with a Juliet balcony, 3rd bedroom and a newly fitted family bathroom with a waking in shower. The large garage on the basement measures 34.50 mts<sup>2</sup> and has a direct access via an internal stairwell from the kitchen.

If you are looking for a property that offers comfort and is set within a reasonably small and very charming community and within the La Rumina area of Mojácar Playa within a short walk to the beach, bars and restaurants, bus stop, golf course, etc. then you should view this one without delay.

### Approximate purchasing costs

Net price - €190,000  
 IVA - 10% - €19,000  
 Land registry - approx. - €475  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €16,000  
 Final Payment on completion - €171,000

### Approximate running costs

Yearly council rates (IBI) - €394.46  
 Quarterly rubbish collection - €37.07  
 Monthly community fees - €100.00

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.

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