



Apartment  
2 bedrooms  
One bathroom  
🏠 46 m<sup>2</sup>  
🏡 Communal

**REF: VHAP 2374**

## Mojacar Playa

**From €177,000**

Atalaya de Mojacar - Levels VI to X - 3rd and last phase of Atalaya de Mojacar with incredible sea and mountain views and within walking distance to Marina de la Torre Golf Resort and the beach. At time of writing (23/03/2024) there are remaining units on levels VII to VIII. Prices for the remaining off plan units prices start from 177.000 € up to 186.000 € + taxes and costs.

The apartments have a built area of approximately 46 mts2 plus terraces of 16 mts2 for the top floor units and 26 mts2 for the the rest of the units. All apartments benefit from a separate private store room and also underground parking. They are being sold off plan. The units can be reserved with a payment of 12% of the sale price plus VAT.

The development is extremely well kept and benefits from panoramic lifts, heated indoor swimming pool, Jacuzzi, outdoor swimming pool and landscaped gardens.

The golf course of Marina de la Torre is literally across the road. Marina de la Torre benefits from several hotels, a commercial center and of course the beach. Mojacar Village is on the other side of Mojacar Playa and Garrucha is a short drive away also.

### Approximate purchasing costs

Net price - €177,000  
IVA - 10% - €17,700  
Stamp duty - 1.2% - €2,124  
Land registry - approx. - €443  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €14,700  
Final Payment on completion - €159,300

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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