



Apartment  
 3 bedrooms  
 2 bathrooms  
 🏠 76 m<sup>2</sup>  
 🏠 Communal

**REF: VHAP 2445**

## Mojacar Playa

**€140,000**

Top Floor 3 bed / 2 bath Apartment with private underground parking in Playa del Cantal virtually across the road from the sea and all services and amenities!

All in all, the property is comprised of a large terrace with a secure storeroom, large lounge / dining room, independent kitchen, hallway, 3 double bedrooms, a bathroom, and a shower. The property benefits from a private parking space. It has a total built area of 76.20 mts<sup>2</sup>.

The community is very well kept and has a swimming pool surrounded by a beautiful lawned garden.

This is an excellent opportunity for those looking to live or holiday across the road from the beach and Mojácar's famous beach bars.

### Approximate purchasing costs

Net price - €140,000  
 Purchase tax - €9,800  
 Land registry - approx. - €350  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €11,000  
 Final Payment on completion - €126,000

### Approximate running costs

Yearly council rates (IBI) - €240.94  
 Quarterly rubbish collection - €37.07  
 Monthly community fees - €66.94

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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