

Land
1,497 m²

REF: VHLA 2446

Mojacar Playa

€147,500

Great opportunity to purchase a freehold plot in Las Alparatas, Mojácar a short drive to the coast and the towns of Mojacar, Turre, Los Gallardos, Garrucha and Vera where the soon to be inaugurated AVE railway station will be located, a short drive the an international school and with easy access to the excellent motorway network linking the area to 3 international airports and the rest of Spain.

The plot has an extension of 1.497 mts2 of which 713.43 mts2 can be built on and the current owners have obtained a segregation license to segregate the land into 6 individual building plots with the building area of each plot size ranging from 115.31 mts2 to 127.69 mts2. The maximum occupancy of the part of the plot that allows building is 100% on a maximum height of 7 meters or 2 levels. Under current rules commercial use is also permitted, but the building must be on one level only.

This a great opportunity for a group of friends looking to leave next to each other and develop their own homes or a small developer looking for inexpensive urban land to develop up to 6 individual properties for sale or even for someone looking to build a commercial premises.

Price of the land: 147.500,00 Euros plus costs.
Other costs related to this purchase are:
10.325,00 € Stamp duty at 7%
700,00 € Approximate Notary Office fees
369,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
158.894,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on the professional they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For more details or to book a viewing to visit to the site please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is available upon request.

Approximate purchasing costs
Net price - €147,500

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Purchase tax - €10,325
Land registry - approx. - €369
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000

Remainder of deposit to 10% - €11,750
Final Payment on completion - €132,750

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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