



Apartment  
 2 bedrooms  
 One bathroom  
 🏠 105 m<sup>2</sup>  
 EPC Consumption: G  
 EPC Emissions: F

**REF: VHAP 2452**

## Mojacar Playa

**€110,000**

Large 2 bed / 1 bath top floor Apartment on frontline complex across the road from the beach.

This large property has a built area of 105 mts<sup>2</sup> which is distributed between entrance hall, kitchen, enormous dining / living room, 2 double bedrooms and a family bathroom. The property also benefits from a sea facing terrace and a large west facing patio.

There are no stairs to access the apartment and it is in a very residential area across the road from the beach and with all the services and amenities close by. The property does need decorating.

### Approximate purchasing costs

Net price - €110,000  
 Purchase tax - €7,700  
 Land registry - approx. - €275  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €8,000  
 Final Payment on completion - €99,000

### Approximate running costs

Yearly council rates (IBI) - €312.01  
 Quarterly rubbish collection - €37.07  
 Monthly community fees - €34.17

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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