



Apartment
One bedroom
One bathroom
🏠 59 m²
🚪 Communal
EPC Consumption: D
EPC Emissions: D

REF: VHAP 2523

Mojacar Playa

€125,000

Well-appointed 1 bed / 1 bath south facing 4th floor apartment with very easy access from street level in a well kept block of flats in Mojacar Playa within walking distance to the promenade, the sea and amenities. Being sold with a lock-up garage.

All in all, the property has a built area 58.54 mts2 distributed between entrance hall, kitchen, bathroom, bedroom, lounge / dining room and southeast facing terrace. The terrace has an L shape. Part of the terrace has a retractable awning with see through vertical panels making it in essence another room if needed. It offers unobstructed sea views, probably the best view of the sandy beach and sea as well as surrounding mountains! The community of Alcazaba where the property is located has a swimming pool and gardens. The communal area can be accessed via stairs, lift or walking down the sloping road outside the complex. The beach, promenade and all services and amenities are no more than 5 minutes' walk.

Ideal for someone who is looking for an apartment with one of the greatest views of the sea if not the greatest. It is being sold with a 14.85 mts2 lock up private garage on a complex around the corner. Those looking for a holiday home can also benefit from the extra income that could be generated from holiday lettings. In summary this impressive apartment which is being sold furnished and equipped as seen is a short walk to the sea front, bars, restaurants, and shops of Mojacar Playa, where you will also find a promenade and Mojacar Playa's renowned blue flag sandy beaches. Virtual viewing is also available.

Approximate purchasing costs

Net price - €125,000
Purchase tax - €8,750
Land registry - approx. - €313
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €9,500
Final Payment on completion - €112,500

Approximate running costs

Yearly council rates (IBI) - €190.39
Quarterly rubbish collection - €39.48
Monthly community fees - €61.01

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.

REF: VHAP 2523

