



Apartment  
 2 bedrooms  
 2 bathrooms  
 🏠 63 m<sup>2</sup>  
 🏠 Communal  
 EPC Consumption: G  
 EPC Emissions: G

**REF: VHAP 2524**

## Mojacar Playa

**€130,000**

2 bed / 2 bath corner top floor apartment with sea views in Mojacar Playa. The property has a usable area of 63.17 mts<sup>2</sup> and is comprised of living / dining room, kitchen, hallway, master bedroom with en suite bathroom, second bedroom, a family bathroom, and a storeroom. The living room and bedrooms opens out to the south-east facing terraces which measures 21.53 mts<sup>2</sup> and is additional to the usable area of the property. The property benefits from private underground parking and a 7 mts<sup>2</sup> secure storeroom located on level 4. Both the parking and storeroom are accessed via lifts. It is being sold furnished as per inventory.

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. The area of Marina de la Torre benefits from several hotels, a commercial center and of course the beach. Mojácar Village, the other side of Mojácar Playa and Garrucha is a short drive away. Those looking for a holiday home can also benefit from the extra income that could be generated from holiday lettings as this apartment is in an exclusive development set in a sought-after area of Mojacar with an 18-hole golf course and the sea a few meters away. This impressive apartment is also a short walk to one of Mojacar Playa's renowned blue flag sandy beaches bars. Virtual viewing is also available.

### Approximate purchasing costs

Net price - €130,000  
 Purchase tax - €9,100  
 Land registry - approx. - €325  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €10,000  
 Final Payment on completion - €117,000

### Approximate running costs

Yearly council rates (IBI) - €426.97  
 Quarterly rubbish collection - €39.48  
 Monthly community fees - €111.20

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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