

Land
437 m²

REF: VHLA 2531

Mojacar Playa

€300,000

Freehold building plot for sale in the heart Mojacar Playa with access to mains electricity, water, sewage and telecommunications and within walking distance to the sea all amenities and services.

The plot that is being sold is a corner plot with an area of 437.05 mts2 and a building ratio of 200 mts2.

The beach, the commercial and medical centres, bus station, supermarkets, bars and restaurants and so on are all within an easy walking distance from the plot.

The price published does not include any costs associated with land purchase i.e. VAT at 21%, stamp duty, Notary, Land Registry and the purchaser´s legal fees, nor does it include any costs associated with planning permissions.

Price breakdown:
300.000,00 € Sale Price
Purchasing costs:
63.000,00€ VAT at 21%
3.600,00 € Stamp duty at 1.2%
900,00 € Approximate Notary Office fees
750,00 € Approximate Land Registry Office fees
0.00€ Estate agency fees payable by purchasers
368.250,00 € Approx. total cost including tax and other costs*

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

For full more details about the plot or to book a 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.

Approximate purchasing costs
Net price - €300,000
IVA - 21% - €63,000

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Land registry - approx. - €750
Notary fees - approx. - €900
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €27,000

Final Payment on completion - €270,000

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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