



Town House

3 bedrooms

3 bathrooms

 223 m²

 Communal

EPC Consumption: E

EPC Emissions: D

REF: VHTH 2595

Mojacar Playa

€329,000

Immaculate large 3 bed / 2.1/2 bath south facing Townhouse Apartment with enormous terraces and with great sea and mountain views and within 300 meters from the sea and the promenade. It comes with 2 lock-up garages. Virtual viewing is available.

The property has a total built area of 223 mts² distributed between Apartment: 130 mts²; Terraces: 57 mts²; and Garages: 36 mts². Access is via the 2nd floor of the building via stairs or lift. The distribution are as follows: upper level - entrance hall, very spacious lounge / dining room, large fully fitted and well-equipped kitchen, cloakroom and storage area and stairwell leading to the lower level. The large terrace at this level runs the length of the property, is acceded via the large living / dining room and has great sea and mountain views; lower level – hallway, master bedroom with ensuite bathroom which shower and a dressing area, 2 further double bedrooms, a family bathroom and a laundry area / storeroom. The large terrace at this level also runs the length of the property and is accessed by all three bedrooms. The property is light and airy. The two lock up garages are on the ground floor below the bedrooms. Extras include ceiling fans, reversible air-conditioning, double glazed windows, fitted wardrobes on all three bedrooms, etc. The community has a communal pool, and the apartment block benefits from a lift. The sea and the promenade are just a couple of minutes' walk as are the local shops, bars & restaurants. An excellent opportunity not to be missed!

Approximate purchasing costs

Net price - €329,000

Purchase tax - €23,030

Land registry - approx. - €823

Notary fees - approx. - €987

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €29,900

Final Payment on completion - €296,100

Approximate running costs

Yearly council rates (IBI) - €687.81

Quarterly rubbish collection - €39.48

Monthly community fees - €208.00

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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