



Town House  
3 bedrooms  
3 bathrooms  
🏠 135 m<sup>2</sup>  
🏠 Communal  
EPC Consumption: E  
EPC Emissions: E

**REF: VHTH 2597**

## Mojacar Playa

**€249,000**

Very bright and spacious 3 bed / 2.1/2 bath Townhouse with private gardens, lockup garage, and extra parking on a well-kept urbanization with communal tennis court and swimming pool in a sought-after prime residential area of Mojacar Playa within a short walking distance to the sea and all amenities.

All in all, the property has a build area of 135 m<sup>2</sup> set on 2 levels distributed between entrance hall, cloakroom, large kitchen, patio / service area and garage, dining room, split level dining room, on the ground floor and hall, master bedroom with en suite bathroom, 2 further double bedrooms and a family bathroom on the upper level. The front and back terraces / gardens measure 120 m<sup>2</sup>.

This is an extremely well-kept, very light and spacious property set in a prime residential area of La Rumina, Mojácar Playa benefits from a fireplace in the living room, built in wardrobe in all 3 double bedrooms, roof terrace on top of the large lockup garage, a separate drive for parking a second car, and so on. There is a built in BBQ in the south east facing private terrace and garden with direct access to an extremely well-kept communal gardens and tennis court. The communal pool is across the road less than 200 meters away. The property benefits from air conditioning, throughout, awnings and so on. It is sold partially furnished.

In short this is well-presented property and any interested party should book a viewing appointment without delay to avoid the disappointment of losing the opportunity. Another major plus for this property is its location in a residential and very sought-after area of Mojácar Playa, a short walk to the beach. The Commercial centre, medical centre, secondary school, banks and supermarkets are all nearby. Mojácar Village is a short drive away. The house is also strategically located for golf enthusiasts. The Marina de la Torre Golf Resort is 1 minute drive, Valle del Este Golf Resort 15 minutes' drive and Desert Springs Golf Resort is a mere 20 minutes' drive. Other coastal resorts within easy reach are Garrucha and Vera Playa. This is an excellent opportunity for those looking to either live well or holiday in style and right by the beach in Mojácar Playa.

### Approximate purchasing costs

Net price - €249,000

Purchase tax - €17,430

Land registry - approx. - €623

Notary fees - approx. - €747

Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000

Remainder of deposit to 10% - €21,900

Final Payment on completion - €224,100

**Approximate running costs**

Yearly council rates (IBI) - €365.21

Quarterly rubbish collection - €39.48

Monthly community fees - €75.00

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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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