




Land

 1,002 m<sup>2</sup>

**REF: VHLA 2612**

## Mojácar Playa

**€195,000**

Urban plot in the heart of Macenas, Mojácar Playa with magnificent sea and mountain views and with excellent access. The freehold plot has an area of 1.001,80 mts<sup>2</sup> and a building ratio of 30% on the ground level plus 75% of the built area on the ground level can be built on 1st floor and therefore the maximum built area for a Villa on two levels would be 525.95 mts<sup>2</sup>.

All in all, a very good opportunity to have a self designed Villa in Mojácar Playa overlooking the Mediterranean and on a sizeable plot.

The plot is being sold as seen and without planning permission. It will be the responsibility of the purchaser to apply for and obtain all the necessary planning before starting the project.

### Approximate purchasing costs

Net price - €195,000

Purchase tax - €13,650

Land registry - approx. - €488

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €16,500

Final Payment on completion - €175,500

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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