



Apartment
2 bedrooms
2 bathrooms
 Communal

REF: VHAP 2703

Mojacar Playa

From €189,500

Development made of 22 brand new Apartments in the heart of Mojácar Playa a short walk to the commercial centre and the sea. There are 2 and 3 bed plus 2 bath properties to choose from and they all come with private terrace, parking and storeroom. Prices start from €189,500 for a 2 bed / 2 bath and €250,600 for a 3 bed / 2 bath. The prices are exclusive of VAT and all other costs related to a property purchase.

The built areas range from 74 mts2 to 96 mts2 plus terraces, storeroom and parking. The properties are comprised of entrance hall, lounge / dining room / kitchen, hallway, 2 or 3 bedrooms, 2 bathrooms and terrace. The 1st 5 apartments reserved will benefit from having the air conditioning units and the kitchen white goods included in the price.

The development benefit from a communal garden and swimming pool.

The work on the site is scheduled to start during the 1st quarter of 2024 and as soon as 50% of the properties are reserved. The payment structure are as follows:

€10.000 Inclusive of VAT upon reservation; upon signed of the private contract the purchasers will be required to pay a further 10% of the sale price plus VAT; this will be followed by another 20% plus VAT split in 4 instalments the 1st within 6 months from the start the building and the structure has been erected, 2nd within 10 months and the walls have been erected; the 3rd within 15 months and roof had gone in and the 4th once the building is completed. The building is scheduled to complete within 24 months from the start of the works. The remainder of the price will be paid upon completion once the first occupation licence has been issued.

For further information including building specifications please consult our office.

Approximate purchasing costs

Net price - €189,500

IVA - 10% - €18,950

Stamp duty - 1.2% - €2,274

Land registry - approx. - €474

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €15,950

Final Payment on completion - €170,550

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from

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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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