



Apartment  
2 bedrooms  
2 bathrooms  
84 m<sup>2</sup>  
Communal

**REF: VHAP 2706**

## Mojacar Playa

**€199,990**

Completely renovated 2-bed / 2-bath south facing ground floor Apartment set on an elevated position with magnificent sea views located in the fabulous Mojácar Playa in a small and well-kept complex with gardens, swimming pool withing a short walk to the promenade, sea and all services and amenities. This is the equivalent of a showroom property being sold fully furnished and equipped. The purchasers will have absolutely nothing to do other than turn up and enjoy from day one.

This extremely well-presented apartment is situated only a few minutes' walk from the promenade and Mojácar's golden sandy beaches of Cueva del Lobo y Las Ventanicas. As well as the promenade and the beaches the property is ideally positioned for the restaurants, bars, supermarkets, etc. It is on regular bus routes to the historic village of Mojácar Pueblo and surrounding towns.

The apartment is being sold fully furnished and well equipped and includes ducted air conditioning, estate of the art led lighting system, double glazed windows and doors, and so on.

The approx. built area including the terrace is 84.00 mts<sup>2</sup> which is distributed between living / dining room / fully fitted and well-equipped kitchen with an island, hallway, main bedroom with built in wardrobe and ensuite, double bedroom with built in wardrobe and family bathroom. The south facing terrace off the lounge through the main door and French windows has an area of 18.50 mts<sup>2</sup> and there is built in BBQ. Las Brisas is at the end of a quite cull-de-sac and the road offers plenty of street parking for residents and guests.

The area where the apartment is located has the latest fibre optic coverage. This gated development has a beautiful communal pool and gardens. This is an excellent opportunity not to be missed! This is truly a property well worth viewing! For more information about the apartment please contact us via phone or e-mail. Virtual viewing available.

### Approximate purchasing costs

Net price - €199,990  
Purchase tax - €13,999  
Land registry - approx. - €500  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €16,999  
Final Payment on completion - €179,991

### Approximate running costs

Yearly council rates (IBI) - €247.69  
Quarterly rubbish collection - €39.48  
Monthly community fees - €154.00

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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