



Apartment
 2 bedrooms
 2 bathrooms
 🏠 102 m²
 🏡 Communal
 EPC Consumption: E
 EPC Emissions: E

REF: VHAP 2713

Mojacar Playa

€270,000

Great opportunity to purchase a top floor 2-bed / 2 bath sea facing Apartment on a frontline and sought-after complex in the most central part of Mojácar Playa. This well-kept frontline development across the road from the beach has communal gardens and swimming pool and with also the commercial centre, the medical centre, all amenities, and services all virtually around the corner. The apartment is being sold with a separate private underground garage and secure storeroom.

The Apartment overlooks the landscaped gardens and swimming pool and has uninterrupted sea views. It has a total built area of 102.39 mts² of which 83.80 mts² is divided between entrance hall, living / dining room, kitchen, laundry area, hallway, 2 bedrooms and 2 bathrooms; a porch; 6.00 mts² of Porch; and 12.59 mts² of terrace. The property also benefits from a private parking underground as well as a secure storeroom. The property benefits from mains gas also. An opportunity not to be missed as properties in location as central as this one doesn't come on the market very often and when they do, specially within this position on the complex and with uninterrupted sea views, they get snatched up straight away. For more information or to book a viewing appointment please contact our office. Virtual viewing is also available.

Approximate purchasing costs

Net price - €270,000
 Purchase tax - €18,900
 Land registry - approx. - €675
 Notary fees - approx. - €810
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €24,000
 Final Payment on completion - €243,000

Approximate running costs

Yearly council rates (IBI) - €390.66
 Quarterly rubbish collection - €39.48
 Monthly community fees - €122.18

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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