



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

REF: VHAP 2716

Mojacar Playa

€235,000

2 bed / 2 bath sea facing 2nd floor Apartment with large terrace and great sea and mountain views, private underground parking and within 200 meters from the sea and the promenade. Virtual viewing is available.

The apartment has a total built area of 100.30 mts² distributed between Apartment: 67.10 mts² and Terraces: 33.20 mts². The apartment is comprised of a spacious lounge / dining room, with direct access to the large sea facing terrace, fully fitted and well-equipped kitchen with a breakfast bar, hallway, 1st double bedroom with direct access to the large sea facing terrace, 2nd double bedroom with direct access to a god size sea facing terrace, 2 bathrooms – one with a bath and the other with a shower. The property is light and airy and also benefits from a small utility area outside the kitchen which houses the washing machine and hot water tank and also serves as storage area, both bedrooms have fitted wardrobes and the property benefits from air conditioning and ceiling fan throughout, the main sea facing terrace is fitted with an awning, etc. The apartment is being sold with a large underground private parking space with 19.75 mts². The community has very nice and well-kept swimming pool and gardens with great sea views also.

The sea and the promenade are just few minutes' walk as are the local shops, bars & restaurants. An excellent opportunity not to be missed! Virtual viewing is available.

Approximate purchasing costs

Net price - €235,000
 IVA - 10% - €23,500
 Land registry - approx. - €588
 Notary fees - approx. - €705
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €20,500
 Final Payment on completion - €211,500

Approximate running costs

Yearly council rates (IBI) - €243.26
 Quarterly rubbish collection - €39.48
 Monthly community fees - €88.77

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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