



Apartment  
2 bedrooms  
2 bathrooms  
🏠 110 m<sup>2</sup>  
🚗 Communal

**REF: VHAP 2763**

## Mojacar Playa

**€115,000**

Magnificent 2 bed / 2 bath top floor apartment on Terrazas del Golf, a first line golf complex in Marina de la Torre, Mojacar Playa. The property offers magnificent views of the golf course and the mountain range surrounding the area as well as a distant sea view. It has the golf course at its door step, is within walking distance to the beach and a short drive to Garrucha and Mojacar Village.

All in all this great 63.78 mts<sup>2</sup> apartment is distributed between living / dining room with direct access a large terrace, kitchen, hallway, 2 double bedrooms one of which also with direct access to the terrace, a family bathroom and a cloakroom. The property also benefits from a 12.88 mts<sup>2</sup> terrace, a 16.89 mts<sup>2</sup> independent secure store room and a 16.31 mts<sup>2</sup> underground parking space.

Virtual viewing is available. For more information or to book a viewing appointment please visit our office or contact us by phone or e-mail.

### Approximate purchasing costs

Net price - €115,000  
Purchase tax - €8,050  
Land registry - approx. - €288  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €8,500  
Final Payment on completion - €103,500

### Approximate running costs

Yearly council rates (IBI) - €345.73  
Quarterly rubbish collection - €39.48  
Monthly community fees - €77.77

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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