



Town House

3 bedrooms

2 bathrooms

 92 m<sup>2</sup>

 Communal

EPC Consumption: E

EPC Emissions: D

**REF: VHTH 2766**

## Mojacar Playa

**€240,000**

Great opportunity to purchase a well-kept 3 bed / 2 bath south facing Townhouse with 2 large terraces with sea and mountain views and within walking distance to the promenade, the beach, and all amenities of Mojacar Playa.

Internally the property is divided between entrance hall, bathroom, kitchen, living room and bedroom on the ground floor. The upper level is comprised of landing, two double bedrooms and a bathroom. The built area excluding the terrace measures 92.40mts<sup>2</sup>. Virtual viewing is available.

The property benefits from communal pool and gardens. For more information or to book a viewing appointment please contact us via phone or email.

### Approximate purchasing costs

Net price - €240,000

Purchase tax - €16,800

Land registry - approx. - €600

Notary fees - approx. - €720

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €21,000

Final Payment on completion - €216,000

### Approximate running costs

Yearly council rates (IBI) - €284.98

Quarterly rubbish collection - €39.48

Monthly community fees - €73.05

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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