



Apartment  
2 bedrooms  
2 bathrooms  
91 m<sup>2</sup>  
Communal  
EPC Consumption: E  
EPC Emissions: E

**REF: VHAP 2775**

## Mojacar Playa

**€199,000**

Immaculate 2 bed / 2 bath south facing 1st Floor Apartment with great sea and mountain views and within 300 meters from the sea and the promenade. Virtual viewing is available.

The apartment has a total built area of 91.10 mts<sup>2</sup> distributed between Apartment: 64.70 mts<sup>2</sup> and Terrace: 26.40 mts<sup>2</sup>. The apartment is comprised of a spacious lounge / dining room, fully integrated kitchen well equipped with dishwasher and marble worktops, master bedroom with en suite walk-in shower with fitted cupboards, double bedroom and family bathroom with cupboards and washing machine. The 26,40 mts<sup>2</sup> south facing terrace is accessed via sliding doors from the lounge and master bedroom. The property is light and airy. The property can be sold furnished subject to negotiation.

Extras include: All windows have metal shutters; Aircon (hot & cold) and ceiling fans in lounge & both bedrooms; En suite with walk in shower; Family bathroom with cupboards and washing machine; and so on.

The sea and the promenade are just a couple of minutes' walk as are the local shops, bars & restaurants. An excellent opportunity not to be missed!

### Approximate purchasing costs

Net price - €199,000  
Purchase tax - €13,930  
Land registry - approx. - €498  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €16,900  
Final Payment on completion - €179,100

### Approximate running costs

Yearly council rates (IBI) - €354.63  
Quarterly rubbish collection - €39.48  
Monthly community fees - €88.00

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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