




Town House

5 bedrooms

3 bathrooms

 131 m<sup>2</sup>

 Communal

EPC Consumption: D

EPC Emissions: D

**REF: VHTH 2780**

## Mojacar Playa

**€265,000**

Large 5 bed / 3 bath Townhouse within 200 meters from beach and amenities. The property is set in a sought-after residential area, of fabulous Mojácar Playa and within the grounds of a charming private community with a lovely communal garden and a swimming pool.

In brief, the property has a total built of 130.88 mts<sup>2</sup> and as well as a private 23.75 mts<sup>2</sup> west facing garden and a 23.42 mts<sup>2</sup> east facing terrace. Distribution: private garden, a large entrance hall, fully fitted and well-equipped kitchen, toilet and shower, a large dining and living room with an open fireplace and a terrace off the living room on the ground level. Off the living room there is also 2 stairwells leading to the upper and lower level of the property. In the upper level there is a landing, 2 double bedrooms both with separate terraces one facing east and the other facing west, another double bedroom with a Juliette balcony facing west and a bathroom. In the semi-basement area, there are 2 double bedrooms and toilet and shower.

If you are looking for a property that offers comfort and is set within a charming community and within the Cueva del Lobo area and within a short walk to the promenade, beach, bars and restaurants, bus stop, etc. then you should view this one without delay.

Viewings by appointment only! Please visit our office or contact us by phone or e-mail to organize an appointment. Virtual viewing is also available.

### Approximate purchasing costs

Net price - €265,000

Purchase tax - €18,550

Land registry - approx. - €663

Notary fees - approx. - €795

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €23,500

Final Payment on completion - €238,500

### Approximate running costs

Yearly council rates (IBI) - €354.60

Quarterly rubbish collection - €39.48

Monthly community fees - €75.00

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

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please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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