



Apartment  
 2 bedrooms  
 One bathroom  
 🏠 63 m<sup>2</sup>  
 🏠 Communal  
 EPC Consumption: E  
 EPC Emissions: D

**REF: VHAP 2798**

## Mojacar

**€99,950**

Immaculate 2 bed / 1 bath 2nd floor southwest facing Apartment with sea and mountain views in the heart of Mojacar Village on a small and well-kept community with communal pool.

All in all the property has a built area of 63.20 mts<sup>2</sup> distributed between open plan living room / dining room / kitchen, hallway, double bedroom, single bedroom, bathroom and southwest facing terrace overlooking the pool and with sea and mountain views. The property is in a very charming village with traditional stoned paved street and within a short walking distance to everywhere in the village including all of its bars and restaurants, the medical centre, municipal lift and swimming pool. The property is being sold furnished. An early viewing is highly recommended. Virtual viewing available.

### Approximate purchasing costs

Net price - €99,950  
 Purchase tax - €6,997  
 Land registry - approx. - €250  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €6,995  
 Final Payment on completion - €89,955

### Approximate running costs

Yearly council rates (IBI) - €158.09  
 Quarterly rubbish collection - €39.48  
 Monthly community fees - €94.02

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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