



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

**REF: VHAP 2819**

## Mojacar Playa

**€225,000**

East facing 3 bed / 2 bath top floor apartment on a two-storey building with a lovely communal gardens and pool, with sea views and close to the beach. The property is part of a sought-after and extremely well-kept frontline development close to the commercial centre, school and all amenities. The apartment is located on the second roll of properties with access from the west side via Calle Arenal and is in need of redecoration. The property has a built area of 83.30 mts<sup>2</sup> distributed between living entrance hall, kitchen, living / dining room, terrace hallway, 3 double bedrooms with built in wardrobes and 2 bathrooms. The property benefits from mains gas which is a rarity in the area. It enjoys a clear view of the communal gardens and pool as well the sea which is a few hundred meters away. Additionally, the property also benefits from a private lockup garage with an area of 19.22 mts<sup>2</sup> which is big enough to be used as a garage and storeroom.

As well as mains electricity, water, fibre optics and broadband services, the property also benefits from mains gas making it suitable for either full time living or simply a comfortable and strategically located place to unwind. Those looking for a holiday home can also benefit from the extra income that could be generated from holiday lettings as this apartment is located at the heart of the Mojacar Playa.

Properties such as this are rare, and this close to the sea and the commercial centre makes it even more uncommon so those interested in purchasing something truly exceptional must view this property as soon as possible to avoid disappointments. 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 - €225,000  
Purchase tax - €15,750  
Land registry - approx. - €563  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €19,500  
Final Payment on completion - €202,500

### Approximate running costs

Yearly council rates (IBI) - €437.41  
Quarterly rubbish collection - €51.40  
Monthly community fees - €87.00

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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