



Apartment
 3 bedrooms
 2 bathrooms
 🏠 94 m²
 🏢 Communal

REF: VHAP 2834

Mojacar Playa

€330,000

Large 3 bed / 2 bath frontline apartment in Los Patios, Macenas, Mojacar Playa with almost 40 mts² of private terraces and incredible uninterrupted sea views and a private parking space. Los Patios is a community in the high end Playa Macenas Resort that was cleverly designed in the style of an Andalusian village, following the contours of the hillside facing the sea, its white houses are interspersed with open spaces with community swimming pools and gardens.

All in all this large east facing apartment with amazing sea views has a built area of 94.32 mts² and is comprised of lounge-diner, fully fitted kitchen, main bedroom with en-suite bathroom, a family bathroom and 2 further double bedrooms. The sitting room and all bedrooms have direct access to the terraces. The private terraces measure an additional 38.87 mts² and offers incredible views to the sea, smart gardens and the club house. The property also benefits from an allocated parking space. Those wishing a 2nd parking space one can be bought separately. The community has 2 swimming pools.

The property has only been used by their owners when on holidays. It is extremely well kept. It benefits ducted air conditioning and heating throughout, remote control operated awnings, etc. It is being sold furnished as per inventory.

A rare opportunity and an early viewing is highly recommended. Virtual viewing is also available.

Approximate purchasing costs

Net price - €330,000
 Purchase tax - €23,100
 Land registry - approx. - €825
 Notary fees - approx. - €990
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €30,000
 Final Payment on completion - €297,000

Approximate running costs

Yearly council rates (IBI) - €471.06
 Quarterly rubbish collection - €39.48
 Monthly community fees - €113.63

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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