



Apartment
 2 bedrooms
 One bathroom
 🏠 90 m²
 🏢 Communal
 EPC Consumption: E
 EPC Emissions: D

REF: VHAP 2875

Mojacar Playa

€249,000

Southeast facing large 2 bed / 1 bath 3rd floor penthouse apartment with uninterrupted sea and mountain views in Mojacar Playa less than 1 minute walk to the promenade and las Ventanicas beach and close to all services and amenities, bus stop, etc. The apartment has a built area of 89.55 mts² and is comprised of living / dining room, fully fitted kitchen, hallway, family bathroom and 2 large bedrooms bot with built in wardrobes. Both bedrooms and the lounge have split air conditioning. It has a large partly covered southeast terrace off the living room with uninterrupted sea and mountain views. The property also benefits from an 18 mts² private underground parking space and a 6 mts² secure storeroom. It is being sold furnished as per inventory. This well-kept development also benefits from an outdoor swimming pool and landscaped gardens. A must view property for those looking for space with excellent views and this proximity to the sea and all the services and amenities.

Those looking for a holiday home can also benefit from the extra income that could be generated from holiday lettings as this apartment is in a sought-after are within less that 1 minute walk to one of Mojacar Playa´s best beaches. Virtual viewing is also available.

Approximate purchasing costs

Net price - €249,000
 Purchase tax - €17,430
 Land registry - approx. - €623
 Notary fees - approx. - €747
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €21,900
 Final Payment on completion - €224,100

Approximate running costs

Yearly council rates (IBI) - €273.72
 Quarterly rubbish collection - €51.04
 Monthly community fees - €108.64

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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