



Apartment  
2 bedrooms  
One bathroom  
🏠 79 m<sup>2</sup>  
🏡 Communal  
EPC Consumption: G  
EPC Emissions: E

**REF: VHAP 2907**

## Mojácar Playa

**€225,000**

2 bed / 1 bath east facing top floor apartment with secure allocated off-street private parking, in Residential Samay, Mojácar Playa, virtually a stone's throw from the beach and all amenities and services. This well-kept and well-maintained community has communal gardens, adult and children's swimming pool and tennis court.

The property is part of a sought-after residential development around the corner from the beach, commercial centre, supermarkets, school, butcher, fishmonger, chemist and all amenities. All in all the property has a built area of 60.60 mts<sup>2</sup> plus 18.16 mts<sup>2</sup> of terraces. The apartment is distributed between a large west facing terrace, then through the front door to an entrance hall, fully fitted kitchen, living / dining room with French windows into the large east facing terrace - one the the bedrooms also has direct access to this terrace - hallway, 2 double bedrooms both with fitted wardrobes and a family bathroom. This immaculately kept property offers sea views and all the rooms including the bathroom have windows and lots of natural light. It benefits from all services including mains electricity, water and fibre optics. The community benefits from an adult and a separate child's pool, communal garden, a tennis court and so on.

The property is suitable for either full time living or simply a comfortable holiday apartment. 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 in a sought after area of Mojácar Playa and within walking distance to the beach and all the amenities.

Properties such as this are rare, and in the immaculate states that it is and this close to the sea and amenities makes it even more uncommon so those interested in purchasing something truly exceptional must view this property as soon as possible to avoid disappointment. 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) - €264.91  
Quarterly rubbish collection - €51.04  
Monthly community fees - €50.60

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.

REF: VHAP 2907

