



Town House

4 bedrooms

3 bathrooms

 119 m<sup>2</sup>

 Communal

**REF: VHTH 2918**

## Mojacar Playa

**€255,000**

4-bedroom / 2.1/2-bathroom terraced Townhouse in Mojacar Playa within walking distance to the commercial centre, the beach and all amenities and services on the beach front.

The property has a total built area of 119.31 mts<sup>2</sup> built on three levels. The ground level has 49.78 mts<sup>2</sup> and is divided between a living / dining room with an open fireplace, separate kitchen with a larder, and a cloakroom. The upper level has an area of 37.33 mts<sup>2</sup> and is comprised of hallway, 3 bedrooms (two of which with a terraces) and family bathroom. The basement has 32.20 mts<sup>2</sup> and as it has natural light part has been converted into a fourth en suite bedroom and the rest can be used as an office, games room, storeroom, etc. The property also benefits from a front south facing terrace measuring 30.19 mts<sup>2</sup> and a back west facing terrace measuring 15.90 mts<sup>2</sup> totalling 46.09 mts<sup>2</sup> of private outside space.

The property benefits from air conditioning (hot and cold), double glazed windows in part of the property, etc. It is being sold furnished as per inventory.

To book a viewing appointment or to request more information please visit at office or contact us via phone or e-mail. Virtual viewing is also available.

### Approximate purchasing costs

Net price - €255,000  
Purchase tax - €17,850  
Land registry - approx. - €638  
Notary fees - approx. - €765  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €22,500  
Final Payment on completion - €229,500

### Approximate running costs

Yearly council rates (IBI) - €433.54  
Quarterly rubbish collection - €51.40  
Monthly community fees - €116.67

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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