




Town House

3 bedrooms

2 bathrooms

 138 m<sup>2</sup>

 Communal

**REF: VHTH 2933**

## Mojácar Playa

**€250,000**

3 bed / 2 bath light and spacious east facing townhouse with integrated garage and sea and mountain views and within 200 meters from beach and amenities. This east facing property is part of a 21-house well-kept and sought after residential. This very charming, gated community has a lovely large communal garden with a built in BBQ and a 12 x 5 meters swimming pool.

In brief, the property has a total built of 137.64 mts<sup>2</sup> and comprises of an entrance porch, large entrance hall, fully fitted and well equipped kitchen, a cloakroom, a large dining and living room with an open fireplace, a private east facing terrace leading to the communal lawned and well-kept garden and swimming pool, then there is a stairwell from the living room which leads to the upper level which is distributed between a landing, master bedroom with a private east facing terrace with sea views, double bedroom with a Juliet balcony with views of Mojácar Village at a distance, a third bedroom with also views of Mojácar Village and 1 bathroom. The large garage on the basement measures 34.50 mts<sup>2</sup> and is also accessed via an internal stairwell from the kitchen.

If you are looking for a property in an established residential area of Mojácar Playa which offers comfort and is set in a small and very charming private community and within a short walk to the beach, bars and restaurants, bus stop, golf course, etc. then you must definitely visit this property.

Viewings by appointment only! Please visit our office or contact us by phone or e-mail to organize an appointment. Virtual viewings are also available.

### Approximate purchasing costs

Net price - €250,000

Purchase tax - €17,500

Land registry - approx. - €625

Notary fees - approx. - €750

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €22,000

Final Payment on completion - €225,000

### Approximate running costs

Yearly council rates (IBI) - €394.45

Quarterly rubbish collection - €51.40

Monthly community fees - €116.77

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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