



Apartment
2 bedrooms
2 bathrooms
🏠 94 m²
🏠 Communal
EPC Consumption: E
EPC Emissions: D

REF: VHAP 2942

Mojacar Playa

€169,000

2 bed / 2 bath ground floor apartment in Vista Los Angeles, Mojácar Playa within 5 to 10 minutes' walking to the sea, commercial centre, bars, restaurants, banks, supermarkets and so on.

The apartment itself has a built area of 62.20 mts² distributed between living / dining room, independent kitchen, hallway, master bedroom with en suite bathroom, a further double bedroom and a family bathroom. The huge private terrace has an area of 31.80 mts². The property also benefits from an underground parking space and a secure storeroom incorporated to it. This area measures 21.10 mts².

The apartment benefits from an independent fully fitted and well-equipped kitchen, the bedrooms have fitted wardrobes, ducted air conditioning (hot and cold), double glazed windows, curved ceiling, security grills, awnings, and so on. The development benefits from communal swimming pools and has beautiful gardens and a walkway surrounded by palm trees.

The sea commercial centre, bars, restaurants, banks, supermarkets and so on are just 5 to 10 minutes' walk. An excellent opportunity not to be missed!

For more information about the apartment or to book a viewing please visit our office or contact us via phone or e-mail. Virtual viewing is available.

Approximate purchasing costs

Net price - €169,000
Purchase tax - €11,830
Land registry - approx. - €423
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €13,900
Final Payment on completion - €152,100

Approximate running costs

Yearly council rates (IBI) - €320.51
Quarterly rubbish collection - €51.40
Monthly community fees - €79.79

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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