



Town House
5 bedrooms
3 bathrooms
🏠 131 m²
🏡 Communal
EPC Consumption: A
EPC Emissions: A

REF: VHTH 2949

Mojacar Playa

€325,000

Large 5 bed / 3 bath spacious Townhouse on three levels and within 200 meters from beach and amenities.

The property is set in a sought-after residential area, of fabulous Mojácar Playa and within the grounds of a charming private community with a lovely communal garden and a swimming pool.

In brief, the property has a built area of 130.88 mts2 plus a private 23.75 mts2 west facing garden and a 23.42 mts2 east facing terrace with built in BBQ. The ground floor is distributed between a large entrance hall, fitted kitchen, a downstairs toilet and shower, a large dining and living room with an open fireplace. The private garden and terrace are accessed from the ground floor and off the ground floor there are also 2 stairwells leading to the upper and lower levels of the property. The upper level is comprised of a landing, 2 bedrooms with a small terrace facing west and the main bedroom with a terrace facing east. On this level there is also a family bathroom. The garage in the semi-basement area has been converted into a 2 bed / 1 bath self-contained apartment with can also be independently accessed.

If you are looking for a versatile property set within a charming community and within the Cueva del Lobo area, a short walk to the promenade, beach, bars and restaurants, bus stop, etc. then you should view this one without delay.

The property benefits from fitted wardrobes, ceiling fans and air-conditioned. As well as mains electricity the property also benefits from solar panels installed on the roof to generate its own electricity. Sold furnished as per inventory.

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

Approximate purchasing costs

Net price - €325,000

Purchase tax - €22,750

Land registry - approx. - €813

Notary fees - approx. - €975

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €29,500

Final Payment on completion - €292,500

Approximate running costs

Yearly council rates (IBI) - €354.60

Quarterly rubbish collection - €85.00

Monthly community fees - €51.40

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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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