



Apartment
3 bedrooms
2 bathrooms
🏠 87 m²
🏠 Communal
EPC Consumption: D
EPC Emissions: D

REF: VHAP 2956

Mojacar Playa

€230,000

East facing 3 bed / 2 bath ground floor apartment with a built area of 87.40 mts² plus a private covered terrace with an area of 12.30 mts², a private garden with an area of 53.60 mts² and a private underground garage and storeroom with a built area of 34.40 mts². Part of a charming and esteemed complex of Los Llanos II which is nestled in a lovely part of Mojácar Playa and offers a serene and tranquil living experience in one of Almeria's most sought-after residential areas on the coast and within a stone's throw from the beach and all amenities of the beach front. The community offers, swimming pool, gardens, gym, games room, etc. This property presents an ideal opportunity for those seeking a peaceful retreat by the coast.

Boasting a prime position just a short 2-minute stroll (250 meters) from the coastline, the property offers easy access to the beach as well as nearby bar-restaurants and shops. The convenience extends further with regular bus services connecting you to the rest of Mojácar and other coastal towns, making exploring the region effortless.

The appeal of this complex is evident in its array of amenities tailored for comfortable living. Residents can take advantage of communal games room equipped with darts, ping pong, and pool table, communal gym, a communal kids' room for younger residents, a communal pool perfect for leisurely swims, and meticulously maintained gardens and terraces. With its small size offering an exclusive touch, peace and quiet are guaranteed throughout the year.

This well-appointed apartment is set on the ground floor and is distributed between an entrance hall, large living / dining room with a fireplace, separate fully fitted kitchen, hallway, two bathrooms, two double bedrooms and a third bedroom / multipurpose room with direct access to the communal gardens. All bedrooms have fitted wardrobes.

In summary a large apartment with a large outside private area measuring 65.90 mts² with a large private underground garage and storeroom in a sought-after community with a large communal swimming pool, gardens, gym, games and children's room and playground areas and with a stone's throw from the beach and beach front amenities. An unmissable opportunity for those looking to own an idyllic retreat in Mojácar Playa -offering not just a home but an enviable lifestyle by the Spanish coast! For more information, please visit our office or contact us by phone or e-mail. Virtual viewing is also possible.

Approximate purchasing costs

Net price - €230,000

Purchase tax - €16,100

Land registry - approx. - €575

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €20,000

Final Payment on completion - €207,000

Approximate running costs

Yearly council rates (IBI) - €334.49

Quarterly rubbish collection - €51.40

Monthly community fees - €100.47

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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