



Apartment
2 bedrooms
One bathroom
🏠 78 m²
🚗 Communal
EPC Consumption: G
EPC Emissions: G

REF: VHAP 2970

Mojacar Playa

€225,000

Great opportunity to purchase a large 2 bed / 1 bath 3rd floor well-appointed Apartment in the well-kept development of La Mata, Mojácar Playa with a large sunny terrace with great sea and mountain views.

This apartment is within the gated and well-kept complex of La Mata with an extensive garden, large swimming pool, communal parking a short walking distance to the beach and other amenities and services including the facilities of the boutique Hotel of Jardines de la Mata which is virtually across the road!

The property has a large sunny private terrace offering great views of the communal pool and gardens, the Boutique Hotel Jardines de Mata, the sea and the surrounding mountains. It is being sold furnished as per inventory. All in all this 77.91 mts2 apartment is distributed between entrance dining / seating room with an open fireplace, fully fitted and well-equipped kitchen with a courtyard, hallway, two double bedrooms both with built in wardrobes and a family bathroom. The property is also equipped with a split system air conditioning ideal for instant colling or heating as needed.

This is a great opportunity to purchase a large apartment with an equally large partly covered sunny terrace on a very nice and well-established complex and within walking distance to the sea and amenities. Interested parties should book a viewing appointment without delay as we expect this property to sell very quickly. Virtual viewing is also available.

Approximate purchasing costs

Net price - €225,000
Purchase tax - €15,750
Land registry - approx. - €563
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €19,500
Final Payment on completion - €202,500

Approximate running costs

Yearly council rates (IBI) - €259.67
Quarterly rubbish collection - €51.40
Monthly community fees - €123.22

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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