

Apartment
2 bedrooms
One bathroom
52 m²
Communal
EPC Consumption: D
EPC Emissions: D

REF: VHAP 2979

Mojacar Playa

€165,000

2 bed - 1 bath completely refurbished ground floor apartament in a frontline complex in the beach of Cueva del Lobo, Mojácar Playa, virtually accroos the road from the promenade, the sea, and all the amenities and services. It is also on the bus route.

All in all the property has 52 mts2 and is comprised of open plan, lounge / dining room / kitchen, 2 double bedrooms and a bathroom.

The property is ideal for someone who wants to purchase a property with no stairs and wants to be conveniently located in the frontline. The property also benefits from communal parking and swimming pool.

All this is being sold for:
165.000,00 Euros plus costs.
Other costs related to this purchase are:
11.550,00 € Stamp duty at 7%
700,00 € Approximate Notary Office fees
413,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
177.663,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

If you are looking for a practical ground floor apartment set on a frontline urbanization across the road from the sea and with all the services and amenities nearby, then you should view this one without delay. 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 - €165,000
Purchase tax - €11,550

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Land registry - approx. - €413
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €13,500

Final Payment on completion - €148,500

Approximate running costs
Yearly council rates (IBI) - €255.27
Quarterly rubbish collection - €51.40

Monthly community fees - €60.00

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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