



Apartment  
2 bedrooms  
One bathroom  
🏠 52 m<sup>2</sup>  
🚗 Communal  
EPC Consumption: D  
EPC Emissions: D

**REF: VHAP 2979**

## Mojacar Playa

**€215,000**

2 bed - 1 bath completely refurbished ground floor apartment 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.

For more information or to book a viewing apointment please visit our office or contact Veritas Homes by phone or e-mail.

### Approximate purchasing costs

Net price - €215,000  
Purchase tax - €15,050  
Land registry - approx. - €538  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €18,500  
Final Payment on completion - €193,500

### Approximate running costs

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

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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