



**Town House**

3 bedrooms

2 bathrooms

 98 m<sup>2</sup>

 203 m<sup>2</sup>

 Communal

EPC Consumption: E

EPC Emissions: D

**REF: VHTH 2981**

## Mojacar Playa

**€315,000**

3 bedroom / 2 bathroom south facing linked semi-detached Townhouse in Mojácar Playa with sea and mountain views and within walking distance to the Parque Comercial, the beach and all amenities and services on the beach front.

The property is part of a well-kept community and boasts adult and children's swimming pools and manicured gardens. The private plot where the property is built measures 202.90mts<sup>2</sup> of which 138.90mts<sup>2</sup> is part of its front back and side private gardens and terraces. It has a built area of 97.60 mts<sup>2</sup> distributed on two levels.

The ground level of the property has a garden / drive, terrace, entrance hall, bathroom with shower, fully fitted kitchen, large living / dining room with French windows into the south facing terrace and garden with the mountains and the sea at the horizon in the background. At this level there is also a staircase to the upper floor which is comprised of a landing, 3 double bedrooms all with built in wardrobes and family bathroom and 2 of the bedrooms have their own private terraces.

This is a truly exceptional property and an early viewing is highly recommended. Virtual viewing is also available. For more information or to book an appointment please visit our office or contact us by phone or e-mail.

### Approximate purchasing costs

Net price - €315,000  
 Purchase tax - €22,050  
 Land registry - approx. - €788  
 Notary fees - approx. - €945  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €28,500  
 Final Payment on completion - €283,500

### Approximate running costs

Yearly council rates (IBI) - €341.32  
 Quarterly rubbish collection - €51.40  
 Monthly community fees - €81.79

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.

REF: VHTH 2981

