

Apartment
2 bedrooms
One bathroom
78 m²
Communal
EPC Consumption: E
EPC Emissions: E

REF: VHAP 2986

Mojacar Playa

€260,000

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 terrace with great 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 private terrace offering great views of the communal pool and gardens, the Boutique Hotel Jardines de Mata, the sea and the surrounding mountains. All in all, this 77.91 mts2 apartment is distributed between entrance dining / seating room fitted with a pellet burner and ceiling fun as well as air conditioning, modern fully fitted and well-equipped kitchen with a breakfast bar, a courtyard, hallway, two double bedrooms both with built in wardrobes and air conditioning and a family bathroom. The property also benefits from a very large private with is partly covered and can be accessed by both the lounge and main bedroom.

In summary, The property is in excellent condition, ready to move into, and is perfect as a primary residence, a second home by the sea, or an investment property with high rental demand due to its prime location.

One of its key distinguishing features is the high-end Santos kitchen, fully equipped with Siemens and Bosch appliances, as well as a high-end Blanco tap and sink with a built-in filter, offering design, quality, and functionality in every detail.

It also includes a pellet stove, an efficient and sustainable heating system, ideal for winter comfort and energy savings.

This is a great opportunity to purchase a large apartment with an equally large partly covered 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.

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Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638

The asking price for the property is 260.000,00 Euros plus costs.
Other costs related to this purchase are:
18.200,00 € Stamp duty at 7%
780,00 € Approximate Notary Office fees
650,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
279.630,00 € 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.

For more details or to book a viewing to visit this this wonderful apartment please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail.

Approximate purchasing costs
Net price - €260,000
Purchase tax - €18,200
Land registry - approx. - €650
Notary fees - approx. - €780
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €23,000
Final Payment on completion - €234,000

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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