



Apartment  
 3 bedrooms  
 2 bathrooms  
 🏠 87 m<sup>2</sup>  
 🏢 Communal

**REF: VHAP 2997**

## Mojacar Playa

**€320,000**

Contemporary, well-appointed 3 bed / 2 bath south facing apartment with a fitted kitchen with integrated top of the range whitegoods. This large apartment is set on an elevated level offering fine sea and mountain views with an astounding 78.18 mts<sup>2</sup> south facing private terrace. The property also benefits from a private covered parking and secure storeroom in a modern building with a lift and within a short walking distance to the sea and all the services and amenities on the playa.

The apartment has a built area of 87.31 mts<sup>2</sup> and is distributed between a living-dining room which opens into a south facing terrace with sea and mountain views, fully fitted and equipped kitchen with breakfast bar, separate utility area with plumbing for washing machine, hallway, main bedroom with ensuite shoer and direct access to the large south facing terrace, 2 further double bedrooms and a family bathroom. Apart from the 78.18 mts<sup>2</sup> private south facing terrace the freehold apartment comes with private covered parking as well as a separate 4.74 mts<sup>2</sup> storeroom. The community has a large infinity pool and gardens.

This is a great south facing property with a huge outside private space for entertaining and within walking distance to the frontline of the wide Lance Nuevo, Cueva del Lobo and Las Ventanicas beaches. A great opportunity for someone who is looking for a large and modern south facing comfortable apartment with great sea and mountain views and with private parking and separate secure storeroom and a short walking distance to the sea, promenade and all amenities that Mojacar Playa has to offer. An early viewing is highly recommended. Virtual viewing is available.

### Approximate purchasing costs

Net price - €320,000  
 Purchase tax - €22,400  
 Land registry - approx. - €800  
 Notary fees - approx. - €960  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €29,000  
 Final Payment on completion - €288,000

### Approximate running costs

Yearly council rates (IBI) - €320.93  
 Quarterly rubbish collection - €51.40  
 Monthly community fees - €140.00

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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