

Land
500 m²

REF: VHMX 2999

Mojacar Playa

€200,000

Urban plot of approximately 500m² located in Mojácar Playa, Almería, Andalucía

The plot is suitable for the construction of a single residential property. Mains utilities are not yet connected but are available in the street for easy connection.

Located around 600 metres from the sea (approximately a 10-minute walk), with convenient access to the beachfront, shops, and restaurants.

Depending on the design, the property could benefit from distant sea views from a first floor or roof terrace.

Additional Option:
There is also the possibility to purchase the full 1,951m² plot or other segregated plots, offering flexibility for a larger project or investment.
Complete plot – 1,951m² – 500,000 €

Purchase Costs Estimated for €200,000 sale price
Additional costs (not included in the price):
• Property Transfer Tax (ITP): 7% – 14,000 €
• Notary: approx. 400 €
• Land Registry: approx. 350 €
• Agent's commission payable by purchaser: 0 €
Total estimated additional costs: approx. 14,750 €
Total: 214,750 €

Legal fees are not included. Exact tax amounts may vary depending on the buyer's situation. Buyers are entitled to full information under Decree 218/05 of 11 October. This estimate is valid for 24 hours and may change due to tax or price adjustments.

Location
For the exact location of the property, please refer to the map above.

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

Airport Connections
The property is ideally located for access to several airports: Almería airport is just 1 hour away, Murcia airport is approximately 1 hour 20 minutes, Alicante can be reached in around 2 hours, and Málaga in 2 hours 45 minutes.

Golf Nearby
Golf enthusiasts will appreciate having four excellent courses within easy reach: Marina de la Torre in Mojácar, Valle del Este in Vera, Desert Springs in Cuevas del Almanzora, and Aguilón Golf in Pulpí.

About Us
Mojacar Estates has been a trusted independent property sales and holiday rentals agency since 1982. Our experienced team—each with over 20 years in the industry—provides a professional and reliable service. We speak English, Spanish, and German, and offer a wide selection of properties for sale and rent in Mojácar and the surrounding areas, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos, and San Juan de los Terreros.

Approximate purchasing costs
Net price - €200,000
IVA - 10% - €20,000
Land registry - approx. - €500
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €17,000
Final Payment on completion - €180,000

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.

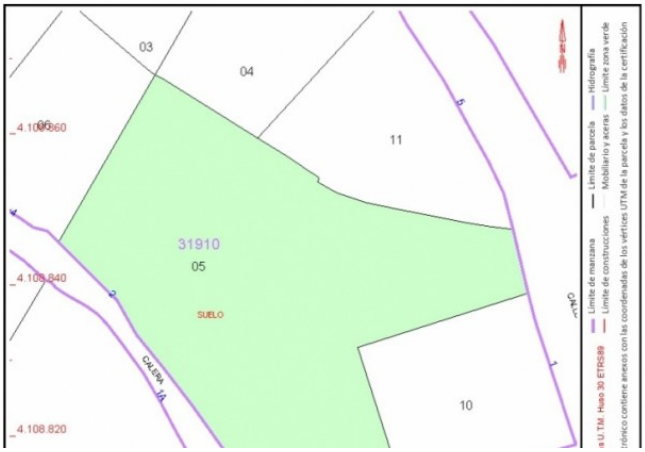
For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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Superficie gráfica: 1.752 m2
Participación del inmueble: 100,00 %
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