



Apartment  
3 bedrooms  
2 bathrooms  
🏠 105 m<sup>2</sup>  
🏢 Communal  
EPC Consumption: G  
EPC Emissions: E

**REF: VHAP 3007**

## Mojacar Playa

**€299,990**

3 bed / 2 bath penthouse apartment with unrestricted sea and mountain views in Mojacar Playa. All in all the property has a total private usable area of 105.30 mts2 distributed between: Apartment on the 11th floor: living / dining room, kitchen, master bedroom with en suite bathroom, second bedroom, third bedroom, a family bathroom and a southeast facing terrace; storeroom on the 9th Floor; and parking space on the basement -1.

The current owner bought the property from new and has had it for 7 years. It is immaculately kept and has never been rented out so it feels like a show-home being sold fully equipped and furnished with good quality furniture. The kitchen is fully fitted and well-equipped. The washing machine, tumble dryer and hot water tank is kept on the separate covered utility area off the terrace. The terrace is fitted with horizontal and vertical awnings, etc. Both bathrooms are fitted with shower trays and have adjustable towel rails, two of the bedrooms have fitted wardrobes, the property is fitted with ducted air conditioning. Access to the property is via a lift and therefore also ideal for those unable to climb stairs.

The apartment is within the sought after Atalaya de Mojácar development which is an extremely well-kept residential complex and benefits from panoramic lifts, heated indoor swimming pool, Jacuzzi, outdoor swimming pool and landscaped and well-maintained gardens. For the golf lovers, the golf course of Marina de la Torre is literally across the road. The area of Marina de la Torre benefits from several hotels, a commercial centre and of course the beach. Mojácar Village, the other side of Mojácar Playa and Garrucha are a short drive away.

All this including the good quality furniture, fixtures and fittings is being sold for 299.990,00 Euros plus costs.

Other costs related to this purchase are:

20.999,30 € Stamp duty at 7%

900,00 € Approximate Notary Office fees

700,00 € Approximate Land Registry Office fees

0,00 € Estate agency fees payable by purchasers

322.589,30 € 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 - €299,990  
Purchase tax - €20,999  
Land registry - approx. - €750  
Notary fees - approx. - €900  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €26,999  
Final Payment on completion - €269,991

**Approximate running costs**

Yearly council rates (IBI) - €421.26  
Quarterly rubbish collection - €51.40  
Monthly community fees - €170.17

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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