



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

REF: VHAP 3009

Mojacar Playa

€160,000

Freehold 2 bed / 1 bath Apartment with private parking on a sought after complex with large community pool and across the road from the sea in Mojácar Playa

The apartment is being sold furnished and has a built area of 77.22mts² distributed between front covered east facing terrace, L shape living and dining room, hallway, kitchen, bathroom, 2 double bedroom both with built in wardrobes. Additionally, the property also benefits from a large west facing terrace fitted with a retractable awning, etc. This terrace overlooks the mountains towards Mojácar Village. The property is being sold with a private underground parking space measuring 9.90mts².

This is a great opportunity to purchase a very practical apartment fitted with split air conditioning, with private east and west facing terraces and private parking, all set on an attractive and well-located community with a large swimming pool and across the road from the beach and with all amenities nearby.

All this to included furniture, fixtures and fittings is being sold for 160.000,00 Euros plus costs.

Other costs related to this purchase are:

11.200 € Stamp duty at 7%

700,00 € Approximate Notary Office fees

400,00 € Approximate Land Registry Office fees

0,00 € Estate agency fees payable by purchasers

172.300,00 € 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.

Virtual viewing is also available. For more information or to book an appointment please visit our office or contact us via phone or e-mail.

Approximate purchasing costs

Net price - €160,000

Purchase tax - €11,200

Land registry - approx. - €400
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €13,000

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<https://veritashomes.co.uk/3009>

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

Final Payment on completion - €144,000

Approximate running costs

Yearly council rates (IBI) - €273.18

Quarterly rubbish collection - €51.40

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Monthly community fees - €86.71

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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