



Apartment
2 bedrooms
2 bathrooms
🏠 73 m²
EPC Consumption: E
EPC Emissions: E

REF: VHAP 3025

Mojacar Playa

€210,000

Large 2-bed / 2-bath extremely well/kept modern apartment with a massive private terrace with a fitted Jacuzzi with magnificent sea and mountain views located in Mojácar Playa's semi-rural, sought-after and tranquil area of La Paratá which is a 5-minute drive to the sea and all amenities and services.

The apartment has a built area of 73.28 m² plus a massive private terrace. Internally the property is distributed between dining room, living room fitted with wall mounted living room cabinet fitted with bespoke marble top, LG air conditioning, 2 x top of the range ceiling fan with light, with 2 direct accesses to the vast terrace fitted with sliding double glazed doors, curtains and remote control operated shutters, fully fitted and well-equipped kitchen with a hatch to communicate with the bespoke marble breakfast bar in the dining room and also maximise the sea views from the kitchen which is fitted with top of the range appliances including a combined washer and dryer, hallway, main bedroom with built-in wardrobe, LG air conditioning as well as top of the range ceiling fan with light and ensuite bathroom with wall mounted cabinet, double bedroom with built-in wardrobe, LG air conditioning as well as top of the range ceiling fan with light, and a second bathroom with a shower and glass shower screen and wall mounted cabinet. Other benefits include, video doorbell security system installed with multiple cameras, raised wall to provide complete privacy, wall in the hallway and in the second bedroom fitted with special photo print, high quality wall papering in most areas of the apartment, high quality light fixtures throughout the apartment, 3 X outdoor wall mounted lights in terrace, floral feature wall in the terrace, water point with hose and high end Jacuzzi installed in one section of the vast terrace to include power cable installation and a dedicated circuit breaker in the new fuse box, manual retractable awning in the one section of the terrace and remote controlled operated awning in the other section, etc. The block benefits from a lift from level 1.

This large apartment is comfortable inside and outside with its enormous terrace offering not just much of the sought-after outdoor space that most people crave but also privacy with great sea and mountain views. This is an ideal property not just for living in full-time or holidaying but also for entertaining. Those looking for a good value for money apartment in Mojácar couldn't find a more appealing property than this one at only 5 minutes' drive to the beach and all amenities.

The asking price for the property is 210.000,00 Euros plus costs.

Other costs related to this purchase are:

14.700,00 € Stamp duty at 7%

700,00 € Approximate Notary Office fees
525,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
225.925,00 € 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 property please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is also available!

Approximate purchasing costs

Net price - €210,000
Purchase tax - €14,700
Land registry - approx. - €525
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €18,000
Final Payment on completion - €189,000

Approximate running costs

Yearly council rates (IBI) - €378.35
Quarterly rubbish collection - €51.40
Monthly community fees - €57.29

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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