

Apartment
2 bedrooms
2 bathrooms
86 m²
Communal
EPC Consumption: E
EPC Emissions: D

REF: VHAP 3029

Mojacar Playa

€275,000

Large Apartment on Terrazas del Golf, a first line golf complex in Marina de la Torre, Mojacar Playa with a magnificent 50.55 mts2 terrace. It also has the occasional 3rd bedroom or office with storeroom. All being sold with private underground parking space. The property offers magnificent views of the golf course which is at its doorsteps, distant views of the sea towards Garrucha and views of the mountain range surrounding the area, all located within walking distance to the beach and a short drive to Garrucha and Mojácar Village.

All in all, the property has a built area of 86.09 mts2 comprised of apartment with 68.75 mts2 distributed between living / dining room with direct access a large terrace, kitchen, hallway, 2 double bedrooms one of which also with direct access to the partly covered terrace, 2 bathrooms, one with a bath and the other with a shower, a secondary 17.34 mts2 area with plenty of natural light and accessible direct from the property which could therefore be easily be converted to bedroom / office with a separate storeroom. Additionally, it has an extra 50.55 mts2 which is used as a private terrace, part of it is covered and glazed which provides yet another seating area. The private underground parking space measures 14.68 mts2.

Price: 275.000,00 Euros plus costs.
Other costs related to this purchase are:
19.200,00 € Stamp duty at 7%
825,00 € Approximate Notary Office fees
688,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
295.713,00 € 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 the property 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 - €275,000
Purchase tax - €19,250
Land registry - approx. - €688
Notary fees - approx. - €825
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €24,500
Final Payment on completion - €247,500

Approximate running costs

Yearly council rates (IBI) - €412.84
Quarterly rubbish collection - €51.40
Monthly community fees - €105.57

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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