



Town House

2 bedrooms

2 bathrooms

 80 m²

 102 m²

 Communal

EPC Consumption: D

EPC Emissions: C

REF: VHTH 3037

Mojacar Playa

€237,499

2 bed / 2 bath south facing terraced Townhouse with private roof terrace offering 360° views, with terraces and private parking. The property is located on a residential street in Mojácar a brisk walk to the sea, bus stop and all amenities. The property is built on a private plot of 102 mts2 and is part of a community with swimming pool and gardens.

The property has a built are of 80 mts2 set on two levels. The ground floor is comprised of lounge and dining room fitted with a wood burner, a bathroom with shower tray, a separate fully fitted kitchen and a utility area. To the front of the property there is a south facing porch as well as a large, paved area which can be used as terracing or space for parking and to the rear of the property off the kitchen there a north facing patio. The upper level is comprised of a hallway, a double bedroom with a private 4 mts2 south facing terrace, a family bathroom and the second bedroom with access to the private roof terrace with 360° views. The bedrooms are fitted with wardrobe, ceiling fan and air conditioning and the lounge / dining room is fitted with ceiling fan and air conditioning.

The pool and communal gardens are across the road and therefore access to the communal area is very practical. Also, the residential street where is property is located is quite flat and therefore the walk to the sea front with all the amenities nearby is easy and brisk. This is a truly exceptional property in a very good condition, and an early viewing is highly recommended.

Cost Breakdown:

237.499,00 € Sale price plus costs.

The costs related to this purchase are:

16.624,93 € Stamp duty at 7%

712,00 € Approximate Notary Office fees

594,00 € Approximate Land Registry Office fees

0,00 € Estate agency fees payable by purchasers

255.429,93 € 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 - €237,499
Purchase tax - €16,625
Land registry - approx. - €594
Notary fees - approx. - €712
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €20,750
Final Payment on completion - €213,749

Approximate running costs

Yearly council rates (IBI) - €298.35
Quarterly rubbish collection - €51.40
Monthly community fees - €96.95

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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