



Town House

4 bedrooms

3 bathrooms

 158 m²

 203 m²

 Communal

EPC Consumption: D

EPC Emissions: D

REF: VHTH 3041

Mojacar Playa

€420,000

Pristine 4 bedroom / 3 bathroom south facing semi-detached Townhouse set on a private plot of 202.55mts² in Mojácar Playa with sea and mountain views and within walking distance to the commercial centre, the beach and all amenities and services on the beach front.

The property is part of a well-kept community and boasts adult and children's swimming pools, manicured gardens and so on.

The property has a total built area of 157.59 mts² distributed on three levels. The private plot where the property is built measures 202.55mts² of which 138.15mts² is part of its front and back private gardens and terraces.

The ground level of the property benefits from a garden / drive, terrace, entrance hall, bathroom with shower, independent fully fitted and equipped kitchen, large living / dining room with a pellet burner. This room has large, double-glazed windows with electric shutters to maximise the views of the magnificent south facing garden with the mountains and the sea at the horizon in the background. At this level there are also stairwells to the lower level as well as the upper floor. The lower level has 61.10 mts² and is divided between a large sitting room, large bedroom with fitted wardrobe, bathroom with a shower and utility room. Upstairs is comprised of a landing, 3 double bedrooms all with built in wardrobes and family bathroom – 2 of the bedrooms at this level have their own private terraces.

This is an exceptional property and one that needs absolutely nothing doing. The spec on this property is extremely high and anyone viewing will realize this the minute they set their foot in! An early viewing is highly recommended. Virtual viewing is also available.

Price and costs breakdown:

420.000,00 € Selling price

Other costs related to this purchase are:

29.400,00 € Stamp duty at 7%

1.260,00 € Approximate Notary Office fees

1.050,00 € Approximate Land Registry Office fees

0,00 € Estate agency fees payable by purchasers

451.710,00 € 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 - €420,000
Purchase tax - €29,400
Land registry - approx. - €1,050
Notary fees - approx. - €1,260
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €39,000
Final Payment on completion - €378,000

Approximate running costs

Yearly council rates (IBI) - €415.99
Quarterly rubbish collection - €51.40
Monthly community fees - €82.50

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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