

Apartment
2 bedrooms
One bathroom
63 m²
Communal

REF: VHAP 3050

Mojacar Playa

From €177,400

Mojácar Hills, an off plan 2 and 3-bed Apartments with private parking and storeroom in Mojácar Playa with sea views and a stone´s throw to the beach, 18-hole golf course and amenities. Mojácar Hills is the newest and exclusive off-plan development in Mojácar Playa ideal for those looking for a property to live in, to holiday or to simply invest in a secure and tangible bricks and mortar investment.

The 1st phase is comprised of 117 from a total of 291 properties comprised of a mixture of 2 and 3-bed apartments with their respective private parking and storeroom. The development when completed will benefit from outdoor and indoor heated swimming pools and garden all set within a walking distance to a blue flag sandy and wide beach with a beach bar, public showers, children´s and football playground, walkway, cycle lane and so on.

Mojácar is Almería's crown´s jewel which is renowned domestically and internationally due to its pristine 17 kms of beach and its acclaimed status of one the most beautiful villages of Spain All of this at a few minutes' drive from the future Vera High-Speed Rail (AVE) station, expected to be operational around 2029/2030.

Why is Mojácar Hills an outstanding opportunity?
• Set in Almería's crown´s jewel.
• Set within a short waking distance to the beachfront and all its services.
• Offers outdoor and heated indoor swimming pools.
• Offers a choice of 2 and 3 bed apartments with spacious terraces and private parking and storeroom.
• Apartment with sea and mountain views
• Excellent location with superb connections to all essential services and main transport links including a shuttle bus to Almeria, Murcia and Alicante international airports.

The arrival of the AVE is expected to transform accessibility to the area, significantly reducing travel times from Madrid and other major Spanish cities. Destinations once considered remote are increasingly viewed as convenient weekend and holiday locations, creating strong demand for tourism, second homes and investment property.

Properties are scheduled for completion in 2029.

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

2-bed Apartments start from 177.400,00 € plus costs
3-bed Apartments start from 281.500,00 € plus costs

Example of cost breakdown for the cheapest 2-bed Apartment
177.400,00 € Starting sale price
Other costs related to this purchase are:
17.740,00 € VAT at 10%
2.128,80 € Stamp duty at 1.2%
700,00 € Approximate Notary Office fees
444,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
198.412,80 € 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 further information, availability, floor plans, to book an appointment to visit the site or any other information relating to the Mojacar Hills or any other properties on our website 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 - €177,400
IVA - 10% - €17,740
Stamp duty - 1.2% - €2,129
Land registry - approx. - €444
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €14,740
Final Payment on completion - €159,660

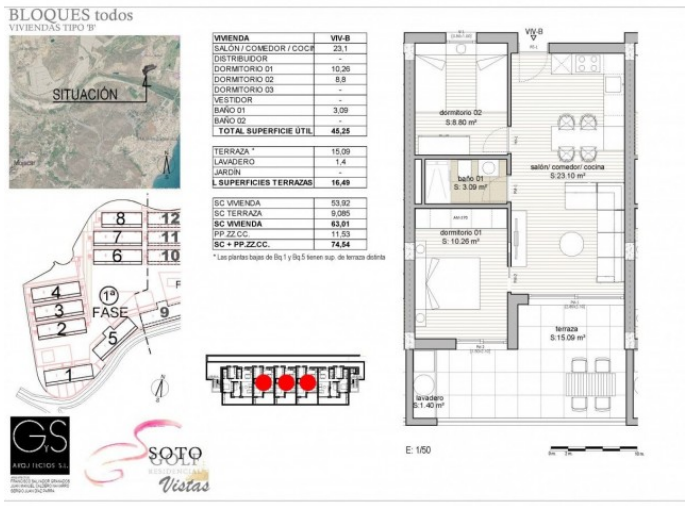
Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including 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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