

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

REF: VHAP 3052

Mojacar Playa

€279,900

3 bed / 2 bath Ground floor apartment with private garden and terrace with sea views in Macenas, Mojácar Playa. Los Patios is set out in the style of an Andalusian village. Following the contours of the hillside facing the sea, its white houses are interspersed with open spaces with community swimming pools and gardens.

This ground floor apartment has a built area of 100.60 mts2 plus terrace with 8.40 mts2 and garden of 19.02 mts2.

This east facing apartment has sea and swimming pool view. It is comprised of large lounge-diner, fully fitted and well-equipped designer kitchen, master bedroom with en-suite bathroom, a family bathroom, a further double bedroom and an office / 3rd bedroom. The property also benefits from a private a terrace with 8.40 mts2 and sea views, garden of 19.02 mts2 and parking space located right outside the block with 12 mts2. It benefits from ducted air conditioning and heating throughout.

If you are looking for somewhere to live or holiday in style or are simply looking for an investment property in a sought-after area, look no further as this is your jewel in the crown. Viewings strictly by prior appointment.

Price and costs breakdown:
279.900,00 € Sale Price.
Other costs related to this purchase are:
19.593,00 € Stamp duty at 7%
840,00 € Approximate Notary Office fees
700,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
301.033,00 € 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 - €279,900
Purchase tax - €19,593
Land registry - approx. - €700
Notary fees - approx. - €840
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €24,990
Final Payment on completion - €251,910

Approximate running costs
Yearly council rates (IBI) - €456.29
Quarterly rubbish collection - €51.40
Monthly community fees - €283.89

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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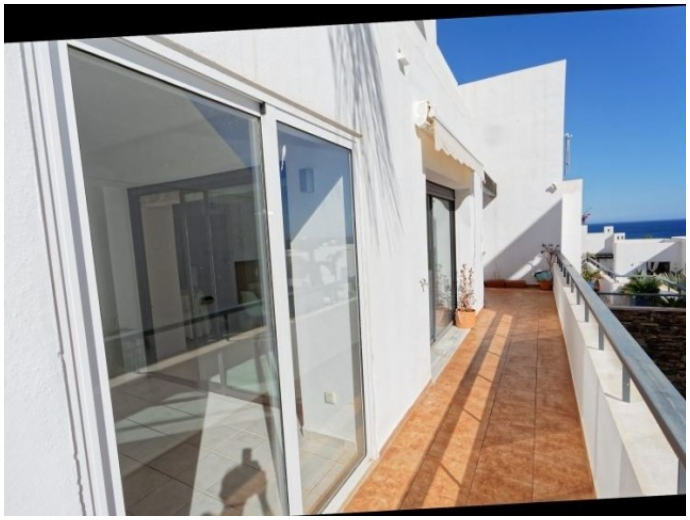












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