

Apartment
2 bedrooms
One bathroom
59 m²
Communal
EPC Consumption: E
EPC Emissions: E

REF: VHAP 3055

Vera

€149,950

2-bed / 1-Bath ground floor apartment with a large front private garden/terrace and rear patio/courtyard with private parking space in a well-kept community with swimming pool and gardens in the renowned Valle del Este Golf Resort a few minutes' drive from Mojácar Playa and the rest of the coast.

All in all, the property that is being sold has a total area of area of 112.67 distributed as follows:
Apartment with a built area of 59.24 mts2 distributed Lounge / dining room, fully fitted kitchen, main double bedroom with built in wardrobe and direct access to the front garden/terrace, second double bedroom with built in wardrobe, and a family bathroom; Front garden / terrace with and area of 34.14 mts2; Rear patio with area of 9.39 mts2; Parking space with an area of 9.90 mts2.

This is a unique property, and anyone looking to purchase versatile property in a golf resort to settle in permanently or simply to hold a bricks and mortar investment whilst making the most of the property to holiday in or to earn an extra income by renting it out short or long-term, should view this property without delay.

Price and costs breakdown:

149.950,00 € Sale price
Other purchasing costs:
10.496,50 € Stamp Duty at 7%
700,00 € Approx. Notary Office fees
375,00 € Approx. Land Registry Office fees
0,00 € Estate agency fee payable by purchasers
161.521,50 € 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 magnificent 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!

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

Approximate purchasing costs
Net price - €149,950
Purchase tax - €10,497
Land registry - approx. - €375
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €11,995
Final Payment on completion - €134,955

Approximate running costs
Yearly council rates (IBI) - €300.00
Quarterly rubbish collection - €51.40
Monthly community fees - €95.00

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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