

# Mojacar

Apartment / Apartamento

€99,950

Ref: B2043



2



1



88 m<sup>2</sup>



57 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 128kW

Emissions  
E - 22kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€99,950 (£86,107)
Transfer tax 7% .....	€6,997 (£6,027)
Notary fees (approx) .....	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx) .....	€1,500 (£1,292)

## Fees and Taxes

Communal fees .....	€64.17 per month
IBI property tax .....	€182.23 per annum
Refuse fees .....	€157.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,585)
Remainder of deposit to 10% .....	€6,995 (£6,026)
Final Payment of 90% on completion ....	€89,955 (£77,496)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

This ideally located, east facing, two-bedroom, one-bathroom apartment in the popular Marina de la Torre community presents a unique opportunity for those seeking a comfortable residence with convenient access to the amenities of Mojacar and the local beach.

With the recent introduction of a new bus service as of October 2023, commuting has become even more accessible. The service currently stops at the Marina Mar Hotel, with discussions in progress to extend it to the top of Marina de la Torre, further enhancing transportation convenience for residents.

The vendors are also leaving a car with the property, a Ford Focus, with an ITV until June 2024. Ideal!

Despite being technically on the ground floor, the apartment's elevated position requires access via stairs.

Entrance to the apartment initially leads to a spacious front terrace, measuring an impressive 27.15m2.

This is a lovely large area, and encourages the outdoor living and dining that this region encourages.

Upon entering the property, you find yourself in a welcoming living area.

An archway from here leads to the galley-style kitchen, equipped with ample storage and white goods. The kitchen also provides access to a small terrace area, suitable for storage, featuring a boiler, an external sink, drainer, and electricity points.

Returning to the living area, an archway leads to a small hallway providing access to both double bedrooms and the fully fitted family bathroom.

The first double bedroom is a bright and spacious room, complete with fitted wardrobes and enough space for additional furniture such as chests of drawers and bedside cabinets.

The second double bedroom also offers fitted wardrobes.

A fully fitted family bathroom, centrally located between the bedrooms, features a bathtub with an overhead shower and glass curtain and a vanity unit with basin.

This property comes fully furnished, presenting a turn-key ready home for potential buyers.

An additional advantage is the potential for obtaining a Tourist Licence, as the property ideally holds a Licence of Premier Occupation. This feature makes the apartment an attractive option for those interested in utilising the property for holiday rentals.

In conclusion, this two-bedroom apartment in Marina de la Torre not only offers a comfortable living space but also provides a strategic location with easy access to local amenities and a potential investment opportunity in the thriving holiday rental market.

Contact us today on 0034 950 615 388 to arrange a viewing.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible