

# Mojacar

## Duplex/Townhouse / Casa adosada

€349,950

Ref: B2087



3



2



228 m²



151 m²



✓



4 min.



✓



Consumption  
E - 128kW

Emissions  
D - 24kg



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

## Property Purchase Expenses

Property price .....	€349,950 (£299,242)
Transfer tax 7% .....	€24,497 (£20,947)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## Fees and Taxes

IBI property tax .....	€538.50 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,565)
Remainder of deposit to 10% .....	€31,995 (£27,359)
Final Payment of 90% on completion ....	€314,955 (£269,318)

\* 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 is a lovely townhouse, ideally located close to all of Mojacar's amenities and lovely coastline.

The property offers three bedrooms and two bathrooms with east facing views of the Mediterranean Sea at the front and west facing hillside views at the rear.

Access to the property is via a secure private gate, for both vehicle and pedestrian access.

Step into the front drive which can accommodate 2 or 3 cars, leading to a large lockable garage which is underneath the property. On the right side of the property you have a ramp which leads up to the main front door.

Entrance to the property takes you directly into a hallway.

Immediately on your left is a good sized and bright living/dining room which has air-conditioning and also benefits a fireplace, ensuring you have an ambient temperature at any time of the year. Double patio doors allow ample natural light and will take you out to a large covered terrace which can easily accommodate dining table, chairs and patio furniture.

Head back through to the hallway and turn right you have a good sized, tiled kitchen which includes an abundance of floor and wall units plus all the main appliances.

Opposite the kitchen you have an under stairs storage room.

Continue towards the back of the house where you find the first of the double bedrooms, which has fitted wardrobes and air conditioning. This bedroom is currently set up as a twin.

Opposite there is a family bathroom, with walk in shower, handbasin and lavatory.

At the end of the hallway is a door leading onto a large rear terrace area which is part covered and benefits from some attractive hillside views.

Up to the first floor landing and immediately on your right you access the large bright bedroom which has air conditioning and fitted wardrobes. Doors lead you onto the private terrace boasting those wonderful east facing coastal views.

Back out onto the landing, a glass door leads onto a partitioned section of terrace. This room could have multiple uses, it is bright and securely enclosed using sliding patio doors which lead onto the open west facing terrace. This is a spacious area overlooking the lovely hillside and can easily accommodate various pieces of patio furniture.

Back through to the landing, you also find the second bathroom complete with bathtub, walk in shower, handbasin and lavatory.

This property could be an ideal family home, lock up and leave 2nd home or a great rental investment opportunity. If you would like more information or to arrange a viewing please contact Spanish Property Choice on 0034 950 615 388