

Mojacar

Duplex/Townhouse / Casa adosada

€225,000

Ref: B2186

RESERVED



3



1.5



80 m²



120 m²



✓



✓



1 min.



Consumption
E - 121kW

Emissions
D - 23kg

Tel: +34 950 615 388
www.spanishpropertychoice.com



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CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Property Purchase Expenses

Property price	€225,000 (£191,543)
Transfer tax 7%	€15,750 (£13,408)
Notary fees (approx)	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx)	€1,500 (£1,277)

Fees and Taxes

Communal fees	€175.00 per month
IBI property tax	€411.86 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,554)
Remainder of deposit to 10%	€19,500 (£16,600)
Final Payment of 90% on completion ...	€202,500 (£172,388)

* 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

****RESERVED MAY 2024****

Located on the charming Urbanisation Chamben 1 in Mojacar, this duplex/townhouse presents an exceptional opportunity for those seeking a comfortable and stylish residence in a vibrant community.

Boasting three bedrooms, 1.5 bathrooms, and three floors of well-designed living space, this property promises a delightful blend of functionality and aesthetics

The community itself is adorned with a generously sized swimming pool, complemented by meticulously maintained gardens featuring mature trees and plants.

From the private terrace, you are able to take in these views, whilst enjoying time soaking up the warm summer sunshine and enjoying the al fresco living that this area allows.

Upon entering the residence, the ground floor unfolds to reveal a fully fitted kitchen, characterized by ample storage space and modern white goods.

Adjacent to the kitchen, the main living/dining area enjoys ample natural light, creating a welcoming ambiance.

Glass doors seamlessly connect this space to a spacious private terrace, offering the aforementioned views of the community and the inviting pool.

For climate control throughout the year, the property is equipped with air-conditioning, ensuring comfort in every season. Additionally, a log burner adds a touch of warmth and cosiness, making this home a retreat regardless of the weather.

A strategically placed guest toilet on this floor adds convenience and functionality to the living space.

Ascending the stairs to the first floor, you will find three well-proportioned bedrooms and a family bathroom.

Two of the bedrooms boast a double layout, with the first featuring double glass doors for a refreshing breeze, while the second offers fitted wardrobes and rear views of the property.

The third bedroom, also spacious, provides access to its own terrace area.

The family bathroom on this floor is, fully tiled and equipped with a bathtub and overhead shower, a vanity unit, and a large window for natural ventilation.

Returning to the main floor and descending to the basement, you have a versatile space, ideal for storage or the creation of a craft area or even a man/woman cave!

The property includes the valuable feature of an allocated parking space, particularly advantageous during the busier summer months when securing parking can be a challenge.

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

Details of utilities are imminent, watch this space!